



MM



*Kings Road,
Bungay, Suffolk*

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FOR SALE
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We are pleased to offer an excellent opportunity to purchase a deceptively spacious two-bedroom home, offered with no onward chain. This property is in good condition and boasts generous, bright, and spacious accommodation throughout. The living space includes an entrance hall, a 21-foot sitting/dining room, and a well-appointed kitchen. On the first floor, you will find two double bedrooms, a bathroom, and a separate W/C. Externally, the property benefits from a front garden and a larger-than-average rear garden that enjoys a southerly aspect, perfect for outdoor enjoyment. Viewing is essential to fully appreciate the space, condition, and value this property offers.

Accommodation comprises briefly:

- Entrance Hall
- 21.ft Sitting/Dining Room
- Kitchen
- Master Bedroom
- Bedroom Two
- Bathroom & Separate W/C
- Front Garden
- Generous South Facing Rear Garden



Property

Stepping through the front door of this family home we are welcomed into the entrance hall. Stairs rise to the first floor whilst a large cupboard and understairs cupboard provide essential storage solutions. To our left, a door leads into the sitting/dining room, and straight ahead, you'll find the kitchen. The sitting/dining room is bathed in delightful natural light, with a large window overlooking the front of the property and another window at the rear offering views of the garden. The kitchen is well-appointed with a range of wall and base units, ample worktop space and space for an oven/cooker, fridge/freezer and washing machine. An additional pantry-style cupboard offers convenient extra storage. A door from the kitchen provides direct access to the patio. On the first floor the landing provides access to all rooms. At the top of the stairs, you'll find the bathroom and a separate W/C. To the rear of the property the second bedroom offers views of the rear garden. There is ample space for a double bed and additional furnishings. At the front of the house, you'll find the spacious master bedroom, which includes fitted storage and two windows offering views over the green space opposite.



Outside

Approaching the property from Kings Road, you'll find an enclosed front garden. It features large shrubs set within shingle stones and a small bordering hedge. A path leads directly to the front door and continues along the side of the house, providing gated access to the rear. The rear garden, typical of these homes is of superb proportions and enjoys a southerly aspect making the most of the sun throughout the day. The kitchen opens directly to a patio area, which then leads to a spacious, lawned garden. The garden is fully enclosed by timber fencing and includes a small brick outbuilding and a wooden shed.

Location

This property is superbly situated on the edge of Bungay, close to the schools and sports centre yet within walking distance of the Town Centre. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Warm Air Electric Heating. Mains Electricity, Water & Drainage.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1RR

What3Words: ///buckling.chats.bespoke

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £150,000



Floor 0



Floor 1



Approximate total area⁽¹⁾

73.2 m²

786 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 5211102

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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