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Farm Close
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer an exciting opportunity to purchase this generous four bedroom detached bungalow offered with NO ONWARD CHAIN. This property is situated on one of Bungay's most desirable roads, enjoying a generous plot that features beautiful meadow views to the rear. The bungalow boasts over 1,500 sq. ft. of bright, well-appointed accommodation, along with a good size rear garden, meadow views, garage and ample off road parking.

Accommodation comprises briefly:

- Entrance Hall • Sitting/Dining Room
- Kitchen • Utility Room
- Conservatory • Master Bedroom
- Three Further Bedrooms
- Shower Room • Cloakroom
- Rear Garden • Field Views
- Workshop • Garage
- Off Road Parking



Property

On entering the property via the front door, you are welcomed into a bright hallway that provides natural access to all the main rooms. The living accommodation sits to the left of the hall, while the bedrooms are kept separate, situated to the right. Stepping into the sitting/dining room, a feeling of space and light is immediately apparent. The dining area offers ample space for a large table and chairs and flows open plan into the sitting area. A large window to the front allows natural light to flood the room. A door leads into the conservatory, which is a great size, offering extra living space. The conservatory, in turn, leads to the utility room, which offers a sink, storage cupboards, and space for white goods. The modern kitchen is fitted with a range of wall and base units, providing ample storage and leaving space for necessary appliances. It features a five-ring gas hob with an extractor fan above, an integrated double oven, and a one-and-a-half bowl stainless steel sink with a drainer. A large window offers views overlooking the rear garden and the meadows beyond. The main hall provides access to the first three bedrooms, all of which benefit from built-in storage. Also located off the main hall is a cloakroom, which sits adjacent to a doorway leading to the inner hall. The inner hall features a large storage cupboard and leads to the shower room and the master bedroom. The shower room comprises a double shower cubicle with an electric shower, as well as a wash basin and WC set in a vanity unit. The master bedroom also benefits from built-in wardrobes and includes double doors that open directly onto the terrace.







Outside

Approaching the property from this quiet cul-de-sac, you are immediately greeted by the large driveway, which provides ample off-road parking and leads directly to the garage, accessible via an up-and-over door. There is a small lawned area to the right of the front door, with a hedgerow to the front boundary offering privacy and a pathway extends around the side of the house, providing access to a side gate leading into the rear garden. The two-tier rear garden is of fantastic proportions, framed by hedge and fence boundaries on both sides. An extensive, raised terrace runs the full length of the property and is accessible from both the conservatory and the master bedroom. This terrace offers an excellent space for outdoor entertaining, with lovely views over the garden and meadows beyond. The lower tier of the garden is mainly laid to lawn, and it includes a decked area at the far end, providing another seating area to enjoy the view. Additionally, the property features a large workshop, approximately 500 sq. ft., which offers versatile space for various uses. There are also a couple of wooden storage sheds and three raised wooden planters.

Location

This property sits close to the town centre of Bungay yet enjoys meadow views to the rear. 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 distance. 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, but may be available in addition, subject to separate negotiation.

Services

All mains connected. Oil fired central heating and hot water.

Energy Rating: D

Local Authority:

East Suffolk District Council

Tax Band: D

Postcode: NR35 1JG

What3Words: ///limes.companies.goodbye

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: £350,000



Approximate total area⁽¹⁾

140.7 m²
1516 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPM: 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 521110

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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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