



*Wainford Road,
Bungay, Suffolk.*



**MUSKER
M^CINTYRE**
ESTATE AGENTS

Halesworth - 8.8 miles
Beccles - 5.4 miles
Norwich - 15.4 miles
Southwold & The Coast - 16.2 miles

Live by the River! An exciting opportunity to purchase this beautifully positioned, detached Victorian home enjoying river views and surrounded by the open green space the Waveney Valley is famed for. Formally two mill workers cottages the property offers deceptively spacious accommodation that has undergone a sympathetic refurbishment by the current owners. The accommodation boasts two reception rooms, kitchen, utility and ground floor bathroom whilst upstairs we find three separate bedrooms. Outside the generous part walled garden encapsulates the position and enjoys the south westerly aspect. Offered with no onward chain, this is a must view!



Property

Entering the property via the front door we are welcomed into the sitting room of this deceptive cottage, at over 17.ft this generous room is the first of many surprises, natural light from three windows fills the room whilst an open fire place offers a cosy focal point to the space. From here a door opens to the dining room a second superb reception room. To the outer wall we find a walk in store room and door opening to the first of the two staircases in the house. French doors lead out to the courtyard with a window looking onto the same, a second fireplace brings character to the room and door opens to the kitchen ideal for family living and entertaining alike. The kitchen offers a quirky yet practical space with a range of modern units wrapping around the imposing chimney breast, an alcove offers excellent additional storage with freestanding units further enhancing this. At the rear a door opens to the garden whilst internally we step into the utility room. Set to the front of the property we find the ground floor bathroom fitted with a modern white bath, sink and w/c. A shower and screen are fitted above the bath and window looks to the front aspect. Back in the kitchen we find two doors side by side, one opening to the second stair case and one to the cupboard below. The second stairs rises to the stunning master bedroom. This dual aspect room is bathed in natural light and enjoys the stunning views front and rear. A large wardrobe features and an interlinking door leads into bedroom two. The first staircase rises from the dining room where the landing leads to the second and third bedroom independently. Bedroom two is a generous double whilst bedroom three is an 'L' shaped room that provides a generous single bedroom. Both rooms look to the front and enjoy views of the Waveney Valley.







Outside

Approaching the property from Wainford Road we find space to park a car on the shingled frontage. A step down leads us to the front door of the cottage whilst in true Suffolk style pedestrian access to the side of the house leads us to the rear where we enter the property via the main door leading to the kitchen and utility space. At the rear of the house an extensive shingled courtyard makes the most of the south westerly aspect and enjoys shade in the summer months from the neighbouring trees. French doors lead out from the dining room ideal for summer entertaining and family play. A fence divides this from the main garden which offers a fantastic space which is mainly laid to lawn. The garden wraps around the property and the attractive serpentine red brick wall follows the front boundary. A timber fence currently sides the river (for children's safety) but when removed or lowered provides stunning river views to the entire garden. A timber shed is in situ and attached to the side of the property we find a brick shed and log store.

Location

This property enjoys a rarely available Riverside setting whilst offering superb access to local amenities with the town centre of Bungay being under a mile away. 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 (with an hourly week day bus service to and from) 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 stunning 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

Mains Electricity.
Mains Water. Private Drainage.
Oil Central Heating & Hot Water System.
Energy Rating: E

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR35 1TA

Tenure

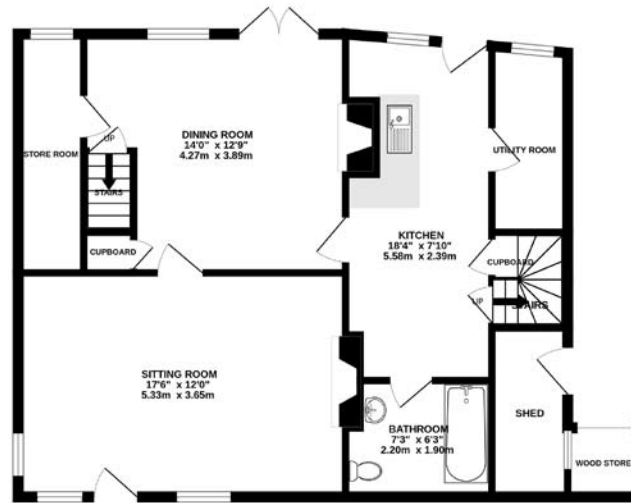
Vacant possession of the freehold will be given upon completion.

Agents' Note

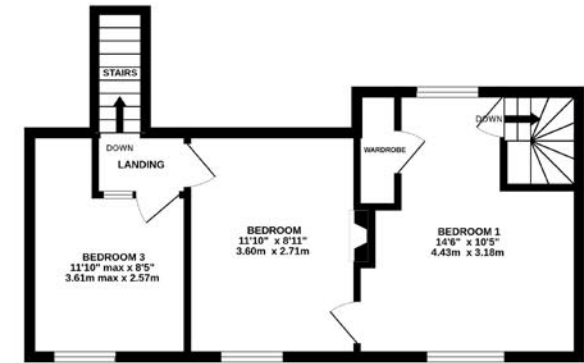
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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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