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*Elizabeth Bonhote Close*  
Bungay, Suffolk

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**MUSKER  
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ESTATE AGENTS

An attractive two double bedroom detached bungalow situated on a quiet cul-de-sac whilst offering easy access to all of the town's amenities. The property boasts an attractive kitchen, open plan, bay windowed living and dining room, conservatory, generous hallway with ample storage, main bedroom with en-suite shower room, second double bedroom and family bathroom. Outside the rear garden is fully enclosed and enjoys a southerly aspect whilst the garage leads off the driveway which provides ample parking. The property is offered with no onward chain. Viewing is essential.

**Accommodation comprises briefly:**

- Entrance Hall
- Living/Dining Room
- Conservatory
- Kitchen
- Bedroom One with En-Suite
- Second Double Bedroom
- Main Bathroom
- Garage & Ample Parking
- South Facing Rear Garden

**Property**

Stepping under the storm porch we enter the property via the front door where the feeling of space and exceptional flow of the accommodation is instantly apparent. The spacious entrance hall provides a superb space with a large cupboard providing storage for our coats, boots and other essentials, whilst an airing cupboard also features. Doors lead to all of the rooms. On our left we step into the kitchen, fitted with a range of wall and base units set against contrasting wooden effect work tops and tiled splash backs. The kitchen offers a superb amount of working space and storage, the sink is set below a window looking onto the frontage. Adjacent we find the living/dining room, a delightful open-plan space perfect for family living and entertaining. Light fills the room from a large bay window looking to the rear and sliding doors in the dining area which open to the conservatory. Approaching 22.ft this room makes no compromise on space. Whilst the conservatory further extends this space when needed and offers a superb spot to enjoy the garden throughout the year. Returning to the hall we find the main bathroom fitted with a classic white suite offering a bath, wash basin and w/c. Attractive tiled walls complement the room. Adjacent to the bathroom the first of the two double bedrooms offers a view of the rear garden. This being the smaller of two benefits from a fitted wardrobe leaving ample space in the room. Completing the accommodation we find the impressive main bedroom. A fitted wardrobe features whilst a door opens to the en-suite shower room where we find a double width shower, wash basin and w/c, again complimented with attractive tiles.









## Outside

The property is situated on a generous enclosed plot that enjoys a southerly aspect to the rear. The rear garden is hard landscaped with a variety of paths leading between the shingled beds. A range of planted shrubs and bushes feature throughout the garden and timber fencing encloses the space. To the front the property a planted garden brings colour to the frontage whilst the driveway is set to the side of the bungalow offering parking for two cars and leading to the garage where we access via an up and over door. Power and light are connected.

## Location

This property is situated on a popular, quiet cul-de-sac close to Bungay's Town Centre, amenities and schools. Bungay offers a fantastic range of all the necessary amenities and shops, schools, antique shops, cafe's & restaurants, The well regarded Fisher Theatre (now also showing films) and leisure facilities including indoor swimming pool, gym and golf club are just a few of the leisure facilities. Close by we find the supermarket, doctors surgery and bus stop on the hourly Norwich route. 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

Gas fired central heating, mains water, electricity and drainage.

Energy Rating: TBA

## Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR35 1SF

What3Words: ///series.nurse.offers

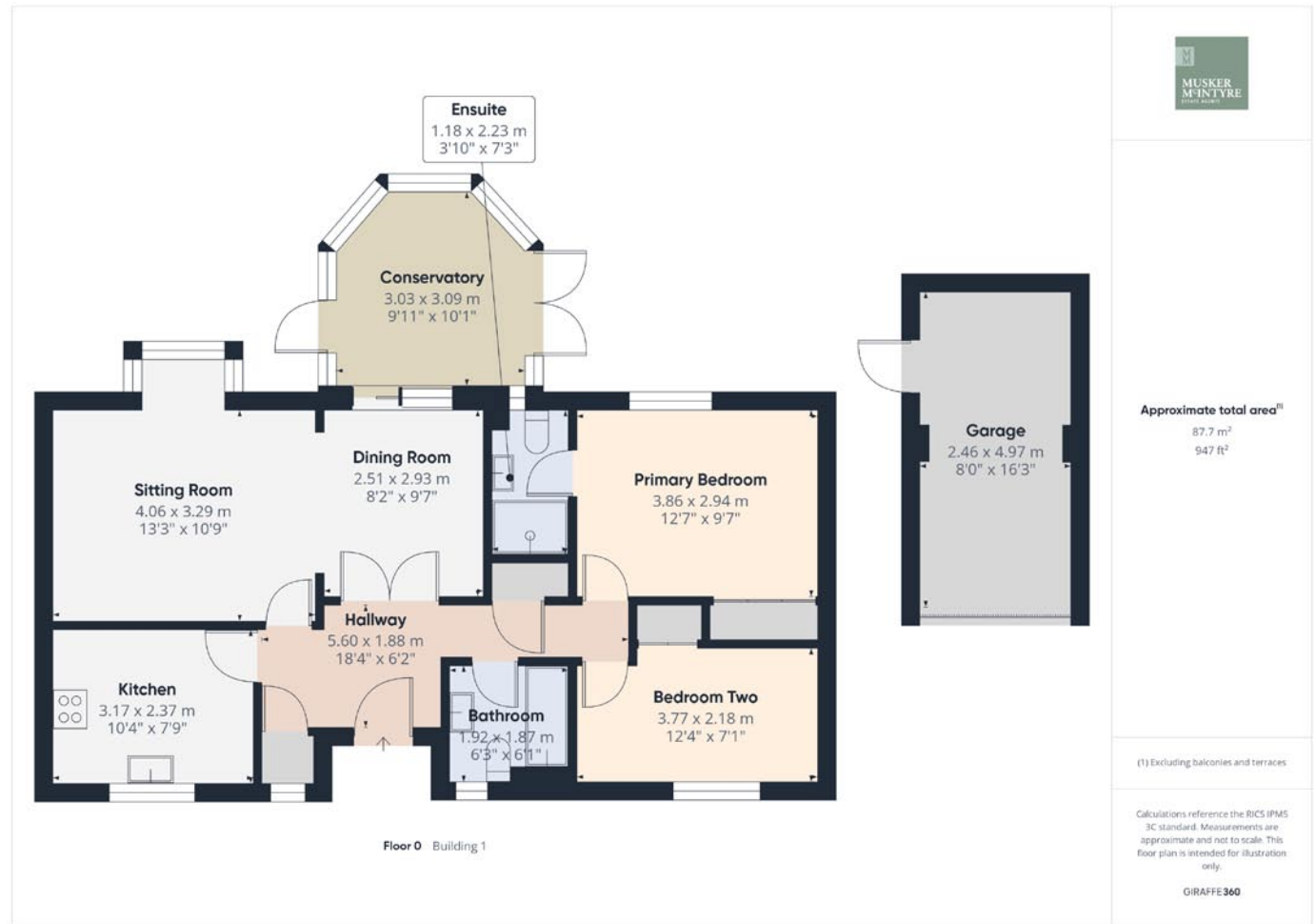
## Tenure

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: £280,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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