

Beccles Road,
Bungay, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

A superb opportunity to purchase this deceptively spacious two double bedroom, detached bungalow, ideally situated on the edge of the Town of Bungay. The property boasts deceptively spacious accommodation which comprises a spacious sitting/dining room, generous kitchen, two double bedrooms, shower room and w/c. Outside the generous rear garden enjoys a southerly aspect and to the front we find ample off road parking leading to the garage. Offered CHAIN FREE this property is a must see!



Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Master Bedroom
- Second Double Bedroom
- Shower Room
- Attractive Front & Rear Gardens
- Ample Off Road Parking & Garage

Property

Entering the property via the front door we are welcomed by the entrance hall where the feeling of space that flows throughout the bungalow is instantly apparent. Doors lead from here to all of the main rooms. On our left we find the light and spacious sitting/dining room, approaching 20.ft. This exceptional room offers the perfect spot for entertaining. A large window fills the room with natural light and enjoys a far reaching view over the Waveney Valley, whilst a feature fire provides a cosy focal point. Set to the rear of the property, we find the kitchen which enjoys a view of the garden and a door opens to the same. The kitchen is fitted with a range of wall and base units set against contrasting work surfaces, a fitted oven, hob and extractor feature, whilst space is made for our appliances. At the head of the hall we find the shower room. The shower room has been recently re-fitted and offers a walk-in, screened shower area, wash basin and w/c. To the right of the hall doors open to the two impressive double bedrooms. The slightly smaller set to the rear whilst at the front the main bedroom enjoys the far reaching views over the valley. This completes the accommodation.























Outside

Approaching this attractive bungalow from Beccles Road we find a generous drive offering ample parking and turning space and leading to the garage. A path leads us to the front door with ramped access whilst a gate adjacent to the garage opens to the rear garden. To the opposite side, a gate opens to a pathway also leading to the rear. The front garden is mainly laid to lawn. At the rear the space is fully enclosed by timber fencing. A large patio leads to the rear boundary ideal for summer entertaining and perfectly positioned to enjoy the sun throughout the day. Raised beds frame the patio whilst areas of lawn and planted beds fill the garden with colour throughout the year.

Location

This attractive detached bungalow is located a comfortable walk (with a regular passing bus service) to the Town Centre and amenities of Bungay whilst offering superb access to the open countryside and Waveney Valley. Bungay is a historic Market Town which 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). 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
Mains electricity, water & drainage. Gas fired central heating.

Energy Rating: C

Local Authority:
East Suffolk Council
Tax Band: C
Postcode: NR35 1JA

What3Words: ///steepest.health.chained

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: £270,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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