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*Annis Hill Lane,*  
Bungay, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Superbly situated for the centre of Bungay whilst enjoying a quiet spot with great rural access on the outskirts of the town. This individually designed, detached three/four bedroom home boasts over 1500 sq.ft of versatile accommodation and enjoys a surprisingly generous, enclosed plot offering a garage and off-road parking. Offered with no onward chain, this is a must see property.

**Accommodation comprises briefly:**

- Entrance Lobby
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Guest Bedroom/Study
- Shower Room
- Bedroom One
- Two Further Double Bedrooms
- Bathroom
- Garage & Off-Road Parking
- Generous Enclosed Gardens



**Property**

Entering via the front door we step through the generous lobby of this spacious home and head through to the central entrance hall. Here doors open to all of the main ground-floor accommodation, and our stairs rise to the first floor. On our left, we find the versatile study/ground-floor bedroom looking onto the front gardens. This generous room would also serve as a superb snug. Adjacent, the shower room offers a w/c, shower, and wash basin along with plumbing for the washing machine. Stepping to the rear we enter the kitchen, a generous space looking onto the rear aspect. A range of fitted wall and base units feature with space for a cooker and fridge/freezer. The sink is set below the window looking onto the gardens. A door opens to the side porch which in turn opens to the driveway and garage whilst internally we head from the kitchen into the sitting/dining room. This delightful room spans over 23.ft and enjoys a large window to the front aspect and patio doors opening to the conservatory. The conservatory offers the perfect extension to the home and an ideal space to enjoy the garden throughout the year. On the first floor, we step onto the vast landing. Set to the front we find the first two impressive double bedrooms, both enjoying built-in wardrobes. At the rear, the spacious bathroom is fitted with a bath, wash basin and w/c with a large fitted storage space. Completing the accommodation, we find the main bedroom enjoying a view of the gardens and again boasting built in wardrobes. The bedroom echos the impressive dimensions found throughout this home.







## Outside

Approaching the property from Annis Hill Lane, the driveway passes the low-set brick boundary wall to provide our parking and access to the detached single garage. A path leads to both the front and side entrances and a wrought iron gate opens to the rear. The front garden is laid to lawn and framed with a range of established shrubs and hedging. At the rear of the garden offers a delightful and surprising space that is fully enclosed by timber fencing. To the rear, an extensive patio is framed with flower beds filled with a range of perennial flowers, bringing colour throughout the year. The garden extends to an area of lawn, and a further patio enjoys a raised flower bed.

## Location

This individual detached home is superbly located within walking distance to the town centre of Bungay and the open green space that forms the Waveney Valley. 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). 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

Mains gas central heating and hot water. Mains electric, water and drainage.

Energy Rating: TBA

## Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1JQ

What3Words: ///sleeping.carpeted.losses

## 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<sup>m</sup>

142.8 m<sup>2</sup>

1537 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Loddon 01508 521110

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[www.muskermcintyre.co.uk](http://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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