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Pennyfields
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Superbly situated, this deceptively spacious, detached bungalow is set on a generous plot, on a most desirable road close to the centre of Bungay. The property boasts spacious, well appointed accommodation offering two double bedrooms, generous sitting room, large garden room, kitchen/breakfast room, shower room and separate cloakroom. Outside, the plot offers off road parking leading to our garage, whilst the gardens are a delight offering three generous spaces to enjoy. Inspection by viewing is essential.

Accommodation comprises briefly:

- Entrance Porch
- Entrance Hall
- Sitting Room
- Garden Room
- Kitchen/Breakfast Room
- Main Bedroom
- Further Double Bedroom
- 'Jack & Jill' Shower Room
- Cloakroom
- Garage & Parking
- Generous Enclosed Gardens



Property

Entering via the front door we step into the large entrance porch an ideal spot for our coats and boots to hide away in one of the many cupboards provided. A door opens in the main hall where the flow of property and feeling of space is instantly apparent. Two large cupboards feature, stepping to the front we find the sitting room enjoying a view over the large front gardens, this is a generous room with superb proportions, ideal for family living and entertaining alike. French doors open to the garden room, further extending the space and allowing the two rooms to work as one. The garden room with its solid roof currently serves as a generous dining and living space. A door opens to the front patio, ideal for summer entertaining. Returning to the hall, we flow open plan into the kitchen/breakfast room. This large room is fitted with a modern range of wall and base units with a breakfast bar perfect for informal dining. Two large windows look to the side aspect and fill the room with natural light. A fitted double oven, hob and extractor feature whilst space is made for the remaining appliances. From here we step through the rear lobby, passing the boiler room as we head out into the rear garden. Back in the hall, we find the cloakroom and doors opening to the two double bedrooms. The larger of the rooms enjoys a view onto the rear garden whilst the slightly smaller looks to the side aspect. Both rooms link to the 'Jack & Jill' shower room where we find a modern sink and vanity unit, w/c and walk in level access shower. This completes the accommodation.







Outside

At the entrance to Pennyfields we approach the bungalow set on the right hand side where the scale of the plot becomes instantly apparent. At the front we find a large lawned garden fully enclosed by low set timber fencing that allows us to enjoy the view of the Waveney Valley across Flixton Road. A patio leads from the garden room, providing a great spot to enjoy the views and a raised bed frames the front of the bungalow and fills the space with colour. To the side, we pass the front entrance and gate to the first of the rear gardens before finding our off-road parking and garage. The main rear garden offers a superb private space to enjoy leading from the kitchen. Again, laid to lawn, a variety of planted beds frame the space and a covered patio area offers another great spot to sit. A path leads us to the garage. At the very rear of the plot we find an additional parcel of land set behind the garage. This would be ideal for a kitchen garden or possibly serve as an additional parking area if needed.

Location

This property is situated at the entrance of this desirable cul-de-sac within 10 minutes walking distance of the town centre of Bungay. Bungay offers a good range of all the necessary amenities and shops, a supermarket, a chemist, 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. Gas fired central heating.

Energy Rating: B

Local Authority:

East Suffolk District Council

Tax Band: C

Postcode: NR35 1RD

What3Words: ///stray.remains.tucked

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.

Offers Over: £300,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

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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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