

Fairfield Road,
Bungay, Suffolk.

MUSKER McINTYRE
ESTATE AGENTS

Superbly situated for the town centre and all local amenities, we are pleased to offer this attractive detached bungalow. The property has been exceptionally well maintained and provides deceptively spacious accommodation that could benefit from minor cosmetic updating. The interior features two double bedrooms, a sitting/dining room measuring nearly 18ft, a kitchen, and a large lobby/utility area. Outside, the property includes an attached single garage and sits on a generous corner plot offering ample parking alongside impressive front and rear gardens.



Accommodation comprises briefly:

- Entrance Lobby/Utility
- Entrance Hall
- 18ft Sitting/Dining Room
- Kitchen
- Two Generous Double Rooms
- Shower Room
- Generous Front & Rear Gardens
- Ample Parking & Garage

Property

Entering the property via the front door we are welcomed into the spacious lobby which provides a superb link between the bungalow and garage and offers the perfect spot for your coats and boots after enjoying one of the many country side walks that surround the property. Doors lead to both the front and rear gardens and plumbing and units set to the front provide a utility space. Stepping into the property itself we are welcomed by a wide entrance hall that leads to all of the rooms. Set to the rear we find our two generous double bedrooms looking onto the rear gardens.The master is of excellent proportions whilst bedroom two is a comfortable double guest room. Along the hall we find the shower room which boasts a modern, white suite, comprising a corner shower, wash basin and w/c all set against a range of attractive tiles and wet wall panelling. At the front of the property we step into the kitchen/breakfast room where two large pantry style cupboards further complement the range of fitted kitchen units. A sink is set below the window which enjoys a view of the front gardens. Completing the accommodation we find the generous sitting/dining room. Approaching 19.ft this room offers ample space ideal for entertaining and sociable family living. A full height window to the front looks over the garden and onto the quiet head of the cul-de-sac and fills the room with natural light.























Outside

At the head of Fairfield Road we pass the boundary of the property and approach the frontage on the Eastern boundary where we find a superb drive way leading to both the garage and front door of the bungalow. The front garden echoes the exacting standard reflected throughout the home and offers a large lawn framed with attractive planted beds. The garage enjoys an electric up and over door and accessed internally from the lobby. At the rear we step onto a large patio which enjoys the south westerly aspect perfect for enjoying the sun throughout the day. A gate gives side access whilst the patio leads us past two timber sheds and the greenhouse onto a well kept area of lawn, a privet hedge separates this from the main garden area which is currently set out as terraced vegetable plots ready for next seasons planting or could be returned to part of the main garden.

Location

This property is conveniently situated a short walk from Bungay town centre, offering close proximity to the supermarket, doctors' surgery, leisure centre with swimming pool, and the Norwich bus route. Bungay provides a wide range of essential amenities, including shops, schools, antique stores, and restaurants. Local attractions include The Fisher Theatre, which now shows films, and various leisure facilities such as an indoor swimming pool, bowls club, and golf club. The Cathedral City of Norwich is approximately a 30-minute drive to the north, offering a mainline train link to London Liverpool Street in 1 hour and 54 minutes. Diss, located 19 miles away, provides an alternative mainline connection to London. Additionally, the unspoilt Suffolk heritage coastline, featuring the popular beaches of Southwold and Walberswick, is just 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. Mains Drainage.
Gas Central Heating.

Energy Rating: D

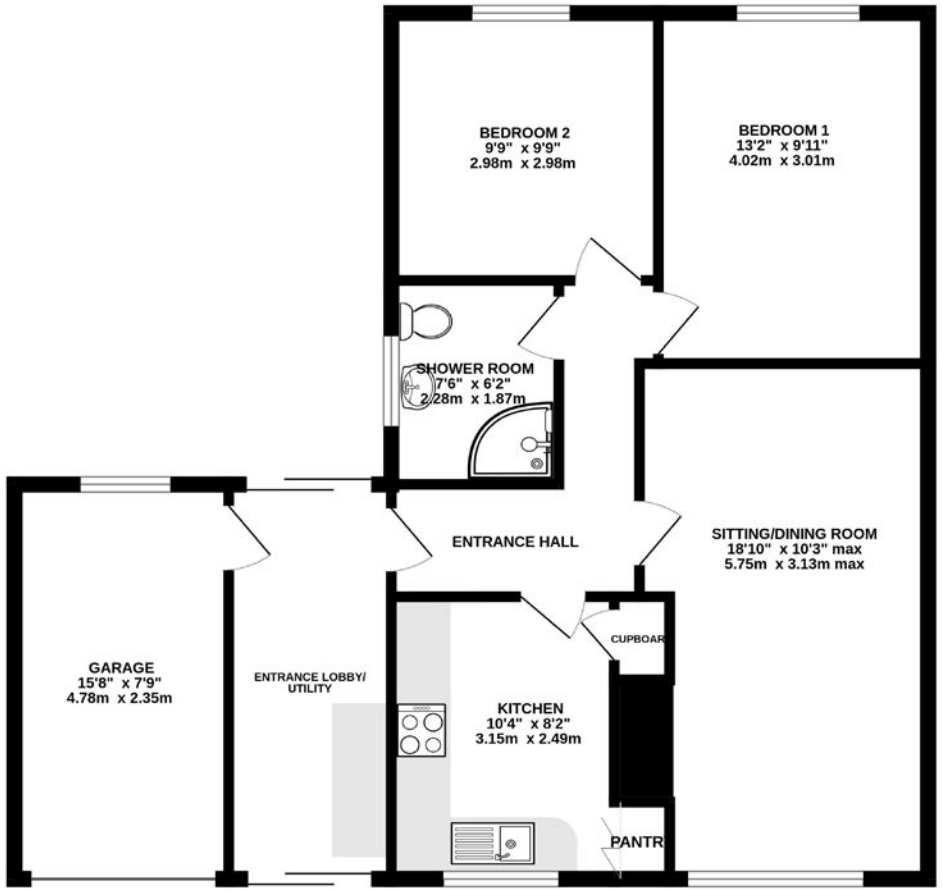
Local Authority:
East Suffolk Council
Tax Band: B
Postcode: NR35 1RY

What3Words: ///spells.flatten.tasteful

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: £235,000



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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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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