



Rose View, Upper Olland St,
Bungay, Suffolk



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ESTATE AGENTS

Built in 2021 by highly regarded local builders Sprake & Tyrrell, Rose View offers the unique opportunity to acquire an exceptionally finished, perfect positioned, spacious detached bungalow in the heart of the Bungay. Number 1 enjoys the largest of the four plots enjoying ample off road parking, a double garage, extensive frontage and a delightful wrap around rear garden. Internally the feeling of space continues boasting a kitchen/breakfast room, living/dining room, sun room, three large bedrooms, two bathrooms, utility room and cloakroom. This is a truly exciting chance to own one of these never available, much desired homes!

Accommodation comprises briefly:

- Reception Hall • Cloakroom
- Kitchen/Diner • Separate Utility Room
- Living/Dining Room • Sun Room
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Family Bathroom
- Double Garage & Ample Parking
- Exceptional Plot
- Delightful Landscaped Gardens
- 5 Year Remaining Structural Guarantee

Property

A covered storm porch with front door lead us into the generous entrance hall, featuring a separate cloakroom, and from which all primary rooms are accessed. The kitchen/breakfast room is fitted to a high standard with a range of attractive eye and base level units featuring a fitted double oven, hob and extractor and excellent corner unit storage solutions. A water softener feeds the non drinking water taps throughout. A window enjoys a view to the front and space is made for informal dining. A door leads through into the separate utility room which makes space for our laundry appliances and dishwasher whilst a door opens to the garden. The living/dining room is generous in proportions and features a large window and sliding doors leading to the stunning sun room which further extends the space and opens to the patio perfect for summer entertaining or simply relaxing. All three bedrooms are set to one end of the property bringing privacy to the spaces with the master bedroom to the front and featuring large built-in wardrobes and a separate en-suite shower room. Both further bedrooms are comfortably double rooms, enjoying views of the rear gardens. The family bathroom serves these two rooms and features panelled bath, WC and hand wash basin.









Outside

Approached from Upper Olland Street, Rose View comprises of four stunning, modern detached bungalows accessed from the attractive front courtyard that leads onto the extensive block paved driveway of the property, which in-turn accesses the twin electric roller doors that enter the large double garage. Number 1 enjoys the largest of the plots and at the front provides a decoratively landscaped garden area framed with a variety of planted beds filling the space with colour and scent. A personal door opens to the side of the garage whilst the path leads below the storm porch to the front door and continues to either side of the bungalow where gated access leads to the rear. At the rear the delightful gardens are laid to lawn with patios leading from the sun room and set to the front of the summer house. Timber fencing enclose the space whilst a new laurel hedge frames the boundary. A garden shed and working area are concealed by established hedging and external electric points feature around the outside of the property.

Location

This property offers a rare opportunity to purchase a bungalow in the heart of the vibrant market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre 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 distant. 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 water, drainage and electricity.

Air source heat pump providing underfloor heating & hot water.

Energy Rating: B

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1BE

What3Words: ///opposites.campus.shields

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: £535,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

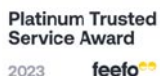
Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

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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