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Anchor  
Collages

WAINFORD ROAD, BUNGAY NR35 1TA



A charming period semi-detached cottage perfectly arranged for those with an artistic flair in a delightful setting overlooking fields.

The property is a charming semi-detached period cottage in a delightful semi-rural position yet convenient for Ditchingham and Bungay. It has been substantially enhanced by the current vendors and has versatile accommodation. Of particular note is the superb detached outbuilding that the vendors constructed in 2014 housing two excellent studios plus an office or third studio.

utility room with door to the garage. On the first floor are three vaulted bedrooms.

The rear garden is an absolute delight, being laid principally to lawn with a variety of mature shrubs and trees. It adjoins fields at the bottom and is afforded a delightful outlook. In addition to the studios there is a covered pottery area that could be adapted to create an outdoor kitchen.

To the front of the house is a large driveway offering parking for several cars and leading to the integral garage. The front door opens to the entrance hall with stairs to the first floor and door to the sitting room with window to the front and woodburning stove. The kitchen was installed by the vendors and offers a comprehensive and attractive range of Shaker style wall and base units. There is a dining area to the other end of the room. At the rear of the house is a lobby leading to the ground floor shower room which was updated in 2020 and a highly versatile further reception room or bedroom with French doors to the garden. There is a useful separate

#### SERVICES

Mains water and electricity. Private drainage via shared septic tank with the adjacent cottage. Heating via woodburner and mobile radiators. 15 solar panels across the rear of the house and roof of the studios plus battery storage.

#### VIEWINGS

Strictly by prior appointment with the vendors' sole selling agents, Durrants on 01379 852217

#### LOCAL AUTHORITY AND TAX BAND

East Suffolk - B



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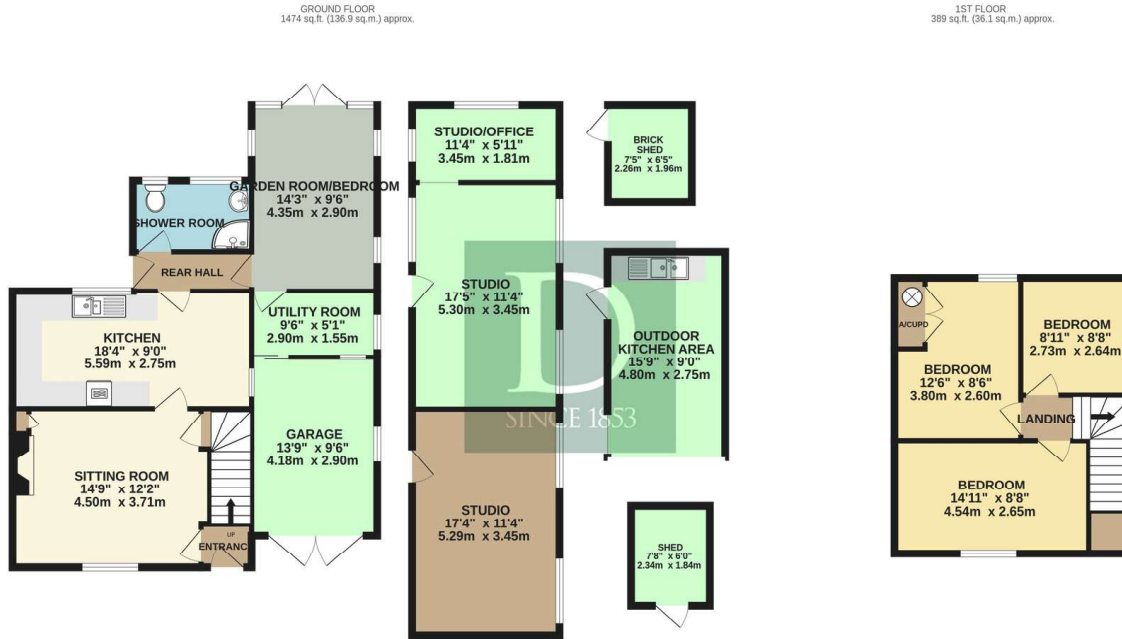


SUBSTANTIAL  
DETACHED  
OUTBUILDING





## FLOOR PLAN



TOTAL FLOOR AREA: 1863 sq.ft. (173.0 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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## LOCATION

The property is in a charming semi-rural position adjoining fields to the rear and round the corner from the popular Silo coffee shop. The delightful market town of Bungay with a range of local amenities is 1 mile away including shops and restaurants. Bungay also has a leisure centre and swimming pool. The larger town of Beccles with its station and range of supermarkets is 5.7 miles. The house perfectly fuses country life with convenience to amenities.

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