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*Bridge Street,
Bungay, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS

Situated on Bungay's Bridge Street, this charming, two bedroom, Grade II listed cottage sits nestled amongst the vibrantly coloured buildings that line this renowned road. The property boasts deceptively spacious accommodation comprising two reception rooms, kitchen, lobby and ground floor bathroom whilst the first floor offers two generous bedrooms, landing/study area and a shower room. Outside we access the property over a delightful courtyard area at the rear whilst an impressive walled garden space compliments the home. Offered with no chain, prompt viewing is recommended.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Dining Room/Study
- Master Bedroom
- Second Double Bedroom
- Bathroom
- Separate Lavatory



Property

Accessing the house in true 'Suffolk Style' via the rear entrance we step through an initial lobby area where the stable style door welcomes us into the hallway. A window to the rear fills the hall with light and double doors to our left open to the ground floor bathroom whilst immediately ahead the hallway opens to the kitchen. The kitchen offers a superb amount of working space with a range of fitted units incorporating space for our appliances. A fitted hob and double oven feature whilst the sink is set below a second window looking to the rear. The kitchen opens to both the dining room and sitting room making the three rooms ideal when socialising. Stepping to the front we find the dining room where a window looks to the front aspect and door opens to the pavement. A further door in the room opens to the sitting room again bringing the three main rooms together. Stepping into the sitting room the character of the property comes into its own. An imposing red brick fireplace offers a stunning focal point to this well proportioned room. Two windows to the front and one to the rear bring a pleasing amount of natural light and a feature staircase rises to the first floor. At the foot of the stairs a large cupboard house the gas boiler. This completes the accommodation. On the first floor the feeling of space continues with an impressive landing area, large enough to serve as a study/library if needed. From here doors lead to all of the first floor rooms. At the front the two bedrooms boast generous proportions and benefit from fitted storage, the master being the larger offers a superb double room. At the rear we find the shower room completing the accommodation.







Outside

The property is accessed via the front door directly from the public footpath whilst to the side of number 7 wrought iron gates open to a charming courtyard where shared access leads to the rear entrance of the property most commonly used by the current owners. From here we continue along a pathway to the 'secret' walled garden. This superb space is currently bursting with colour and scent from a variety of established shrubs and wild flowers. An area of paving offers the perfect spot to enjoy the afternoon sun and we find a timber shed and two greenhouses ready for a budding gardener.

Location

This property sits footsteps from the historic town centre of Bungay. 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). 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

All mains connected. Gas fired central heating and hot water.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1HB

What3Words: ///executive.samplers.title

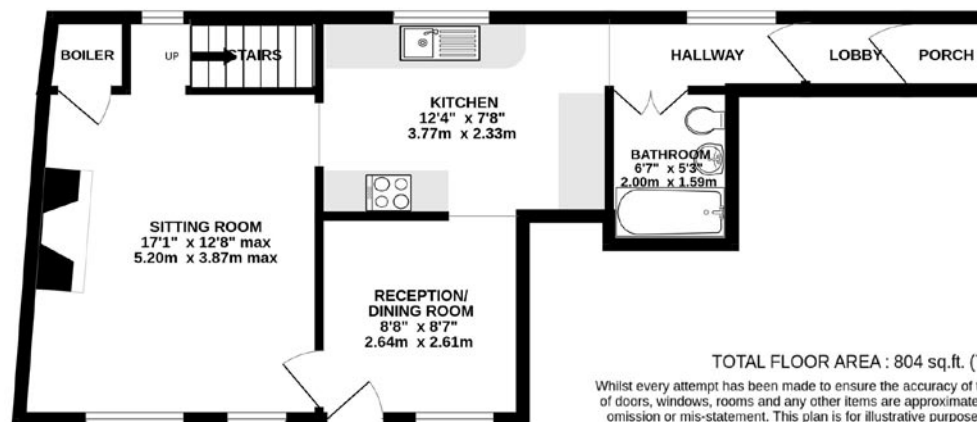
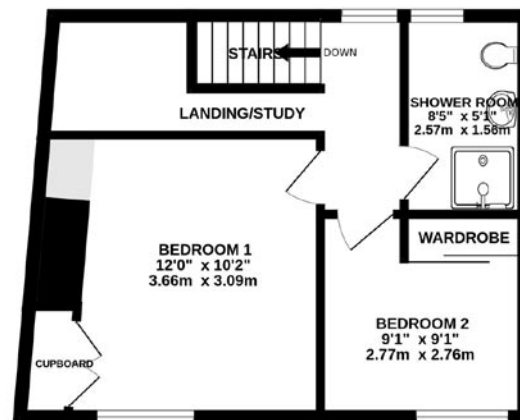
Tenure

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: £180,000



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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