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*Staithe Road*  
Bungay, Norfolk

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ESTATE AGENTS

Located just moments from the town centre, whilst just footsteps from the banks of the River Waveney is this charming, deceptively spacious, Edwardian semi-detached cottage. The property is presented to a superb standard throughout offering a space to move straight in to. The open plan sitting/dining space leads seamlessly to the recently re-fitted kitchen and shower room at the rear. On the first floor two double bedrooms and second shower room complete the accommodation.

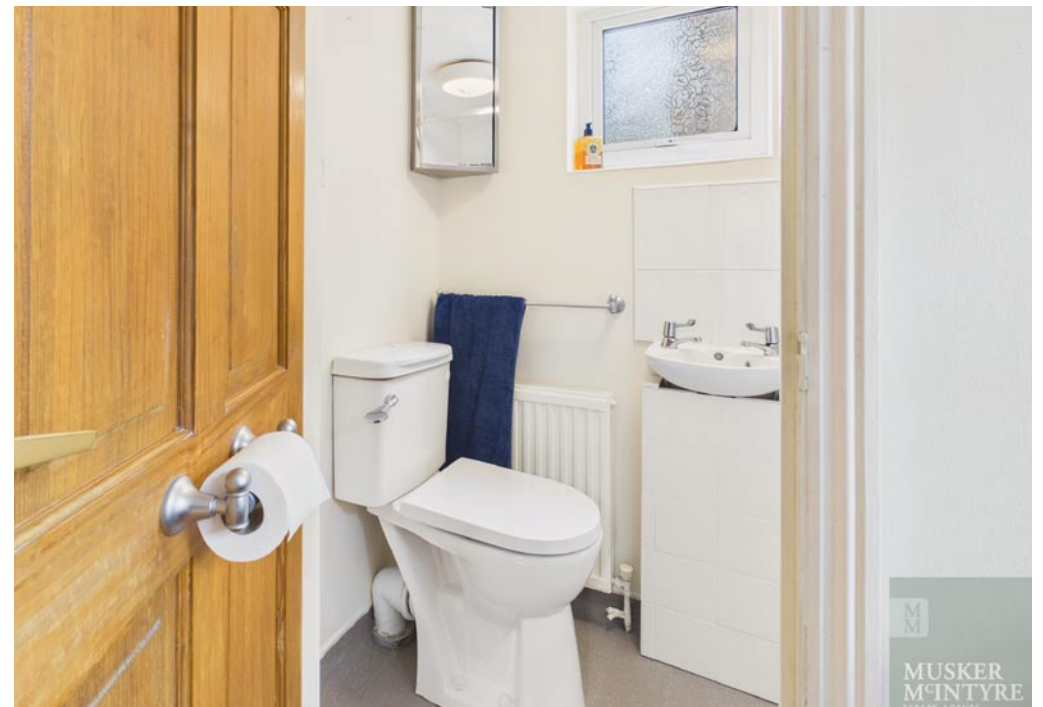
**Accommodation comprises briefly:**

- Entrance Lobby
- Open Plan Sitting/Dining Room
- Rear Lobby
- Kitchen
- Ground Floor Shower Room
- Master Bedroom
- Second Double Bedroom
- First Floor Shower Room
- South Facing Rear Gardens



**Property**

An attractive Edwardian semi-detached home, elevated from the road. Steps lead up to the front garden and porch with a shared path leading to the rear garden. Entering the property via the porch we are welcomed into the stunning 23ft, open plan sitting/dining space, a large window looks onto the front garden filling the room with natural light whilst an open fireplace is framed with a timber surround providing a cosy focal point to this spacious room. The staircase rises to the first floor, with a spacious storage cupboard set below. At the rear of the property we head into the spacious lobby which leads out to the courtyard and inside flows open plan to the recently re-fitted kitchen. Finished in a deep blue with contrasting wooden effect worktops, the room offers the 'wow' factor. A fitted oven, hob and extractor are found along with integral dishwasher and washing machine. The sink is set below a window looking onto the courtyard and some original cupboard space provides great extra storage. At the rear a door leads into the ground floor shower room. On the first floor the landing enjoys a window again bringing natural light into the space and opens to, two spacious double bedrooms. The larger front bedroom offers a view onto the 'Staithe' towards the river. Fitted cupboards are set to either side of the chimney breast. To the rear the second double room, again has built in storage and a door leading to the shower room which is fitted with a shower, wash basin and w/c. This generous room offers ample space for a bath should a new owner require.







## Outside

To the front the delightful garden space is enclosed by a brick wall and steps lead up to the front door. A path to the side of the property leads to the gated access into the rear courtyard. At the rear the courtyard leads from the lobby and provides space for seating, from here steps lead up to the main garden. This delightful space offers the final surprise of the property and boasts a southerly aspect ideal throughout the day. A path leads between the well stocked beds and past a nature pond whilst at the head of the space a summer house, shed and greenhouse are set to the generous area of hard standing. The garden is fully enclosed by timber fencing.

## Location

This charming Edwardian home is situated just footsteps from River Waveney whilst being just a short walk into the vibrant Market Town of Bungay. Bungay offers an excellent range of 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, but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating, mains water, electricity and drainage.

Energy Rating: TBA

## Local Authority:

South Norfolk District Council

Tax Band: A

Postcode: NR35 1ET

What3Words: ///servicing.region.cherry

## 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: £245,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

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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.



BUNGAY OFFICE  
3 Earsham Street

Bungay  
Suffolk  
NR35 1AE

Tel. 01986 888160

[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)