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Saxon Place
Bungay, Suffolk

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Superbly presented, this most attractive three storey Town House offers an exciting opportunity to purchase a modern 'take' on the classic Town House. The property enjoys a central yet wonderfully discreet position and offers superb, modern living set over three floors which boasts three generous double bedrooms, two bathrooms, living room, fitted family kitchen dining room and a ground floor cloakroom. Outside a most attractive garden is filled with colour and scent whilst we find allocated off-road parking. Offered with No Onward Chain, early viewing is essential to appreciate the space and location on offer.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen Dining Room
- First Floor Bathroom
- Two First Floor Double Bedrooms
- Second Floor Master Bedroom
- Second Floor Shower Room
- Charming Garden
- Off Road Parking



Property

Entering the property via the front door we are welcomed by the entrance hall where we find our stairs rising to the first floor and the ground floor cloakroom. To our right a door opens into the living room. This generous room offers the perfect spot for entertaining and family living alike, with a large sash window looking to the front aspect, an understairs cupboard offers excellent storage and from here French doors open into the kitchen dining room allowing the two rooms to flow as one. The kitchen offers an exceptional space for dining and family life, a range of attractive wall and base units contrast against the work surfaces. The sink is set below a window looking onto the garden and French doors open to the garden. A fitted oven and gas hob feature whilst space is made for the washing machine and fridge freezer. Climbing the stairs to the first floor landing we find the first two substantial double bedrooms which both enjoy two sash style windows which fill the rooms with natural light. The family bathroom is found on this floor and is fitted with an attractive white suite. A second staircase rises to the second floor landing where we find a shower room and the impressive master bedroom/dressing room. This superb room enjoys two velux style roof windows to the front aspect and a window to the rear looking over the gardens, this room offers the potential to split and create two smaller rooms if needed. This completes the accommodation.







Outside

From Broad Street we enter Saxon Place via the block-paved driveway that leads to the shared parking area for Saxon Place. As we approach number 3 we pass the attractive front garden whilst a path leads us to the front door. At the rear, the kitchen dining room opens via French doors to the delightful enclosed garden space. The garden is laid to Chelsea set paving and filled with colour and scent from various planted shrubs, perennial plants and flowers. Timber fencing encloses the space and a timber shed is in situ. A gate opens to the rear where the passageway gives access to all of the properties.

Location

This superb family home is discreetly located in heart of the charming Norfolk/Suffolk border Town of Bungay in the Waveney Valley. 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, but may be available in addition, subject to separate negotiation.

Services

Gas Central Heating. Mains Electric, Water & Drainage. Fibre Broadband Connection Available

Energy Rating: C

Local Authority:

East Suffolk District Council

Tax Band: C

Postcode: NR35 1FD

What3Words: ///stray.remains.tucked

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: £275,000



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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