



*Hillside Road West,  
Bungay.*



**MUSKER  
McINTYRE**  
ESTATE AGENTS







Beccles - 6.2 miles  
Halesworth - 8.6 miles  
Norwich - 16.6 miles  
Southwold - 16.8 miles

Superbly situated on the edge of Bungay's Town Centre offering easy access of all of the Town's amenities and schools is this attractive semi-detached home. Family occupied from new, the property remains largely un-touched in its interior decor. Updated Upvc windows and heating are in place bringing some modern comforts to the home. Inside the deceptively spacious accommodation boasts three bedrooms, generous sitting room, kitchen, bathroom and separate w/c. Outside the plot enjoys a large front garden which offers potential for off road parking space whilst at the rear we find a generous well kept garden. Offered with no onward chain, early viewing is advised.

The Property comprises briefly:

- Entrance Hall
- Sitting Room • Kitchen
- Bathroom • Separate W/C
- Rear Lobby
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Generous Garden Plot
- Ample Frontage with Parking Potential



### The Property

Entering the property via the front door we are welcomed by the entrance hall where our stairs rise to the first floor and a door opens to the sitting room. Light fills the space from a window at both the foot of the stairs and the landing area. Pushing open one of the full set of original doors we step into the sitting room. This generous room spans over 4 metres in each direction and enjoys a large window which to the front aspect. An open fireplace provides a cosy focal point to the room. Stepping to the rear we find the kitchen, fitted with a basic range of units the kitchen enjoys a large storage cupboard and a walk-in under stairs storage space where we find the gas boiler fitted. A door from the kitchen opens to the rear lobby and bathroom. The bathroom offers a bath and wash basin whilst off the rear lobby we find the separate w/c. The lobby opens to the rear gardens. Back in the hall we climb the stairs to the first floor landing. Three bedrooms feature on the first floor. At the rear we find a large double and generous single bedroom overlooking the rear aspect whilst set to the front is the superb master bedroom. An original cast iron feature fire is in place whilst a large cupboard houses the water cylinder. This completes the accommodation.





## Outside

Approaching from Hillside Road West we access the by-road which leads to the property which is nicely set back from the road. The front garden offers a superb space which is currently laid to lawn but offers excellent potential for off road parking subject to the correct permissions. A path to the side of the plot leads to the front door and continues along the side of the house leading to the rear garden. At the rear an area of patio is set directly to the rear of the house with steps raising to a further paved seating area and enclosed and lawn. A timber shed is in situ along with the original brick built garden store and wood shed.

## Location

This property is located a short walk from the 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 including curtains 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 connected.

EPC Rating: TBA

### Local Authority

South Norfolk Council

Tax Band: B

Postcode: NR35 1RG

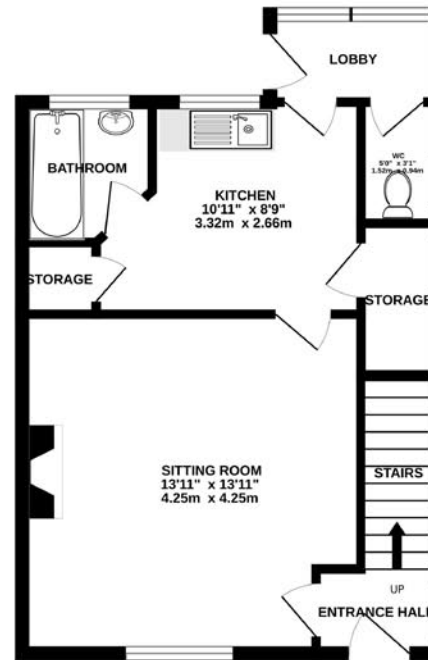
### Agents Note

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.

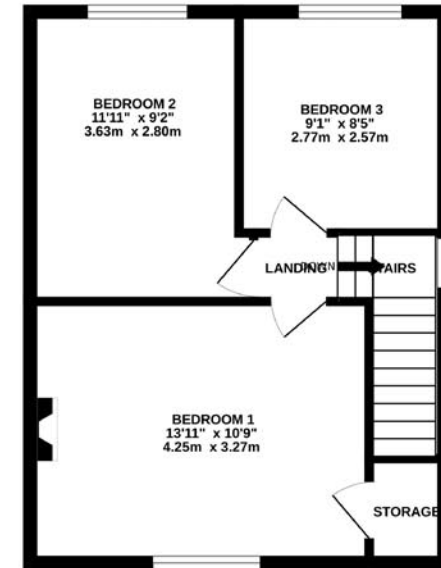
### Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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:

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Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

[www.muskermcintyre.co.uk](http://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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