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SCALES  
STREET

*Scales Street,*  
Bungay, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Superbly situated for the Town Centre whilst enjoying fabulous walks within Waveney Valley & Outney Common we are delighted to present this charming detached family home. The property boasts extensive internal accommodation boasting 3 double bedrooms, family bathroom, 24ft family sitting/dining room, kitchen/breakfast room, garden room, utility, study and w/c. Externally a fabulous drive leads to the double garage and a generous walled garden at the rear enjoys the southerly aspect. A further detached studio is on site offers an ideal workspace or potential secondary accommodation.

#### Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen/Breakfast Room
- Garden Room • Study
- Utility & W/C
- Main Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Double Garage & Ample Parking
- Walled Garden • Detached Studio



#### Property

Stepping under the storm porch we enter the Coach House via the front door where the reception hall welcomes us. This fabulous space echoes the superb proportions that are found throughout this family home. Doors open to both the stunning family sitting/dining room and kitchen/breakfast room whilst we pass through the lobby to the rear of the house where we find a w/c, garden room, study and utility space. At over 24ft the main reception offers an un-compromised space ideal for family living and entertaining alike, feature timber beams create an open divide of the space whilst four large windows fill the space with light from three aspects. The kitchen/breakfast room provides a fantastic working space with ample room for informal dining, a range of fitted units contrast against the brick features and parent tiled flooring. A fitted oven and hob are in place whilst our sink is set below a window which looks over the roof tops and onto the Waveney Valley. A walk in pantry and full height cupboard add to this fantastic space. Heading to the rear of the property we pass the cloakroom and find the delightful garden room, French doors open to the garden and a side door leads to the driveway, from here we find the study and utility spaces. Climbing the stairs which rise from the dining area we find the three bedroom and bathroom which lead from the part galleried landing. All three bedrooms offer comfortable double space whilst the larger two boast built in wardrobes. Our main bedroom commands a delightful view of the valley and offers exceptional proportions. Completing the accommodation we find the most impressive bathroom, this vast room is fitted with a modern white suite offering a bath, separate shower, w/c and wash basin set against contrasting wood panelling. A range of fitted cupboards offer superb storage.





### The Studio

The studio is a detached building on site which offers an excellent office/working area with the added benefit of a fitted kitchenette, w/c and shower. this self contained space would be an ideal home office or guest area offering possible further potential subjectto the correct permissions.









## Outside

From Scales Street we approach the property via the generous driveway which provides ample parking and access to the double garage where barn style doors open to the space, the drive extends to the front door of the house and the separate studio space. At the rear French doors open from the garden room into the surprisingly spacious rear garden. This superb space enjoys a southerly aspect enjoying the sun throughout the day and is fully enclosed partly with a wall and partly timber fencing. The space has been paved for ease of maintenance and provides a superb area for outside entertaining. French doors open into the garage which has been used as an impressive games room, this space is carpeted and has a fitted bar whilst the barn style doors to the front have been retained for use as a double garage.

## Location

Highly regarded and rarely available, Scales Street is located just footsteps from the town centre of Bungay yet enjoying views over the Waveney Valley and excellent access to the many walks and common land that surround the Town. Bungay offers a superb range of all the necessary amenities and shops, schools, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is approx 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 west. 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

Gas central heating. All mains connected.

Energy Rating: TBA

## Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1EA

## Tenure

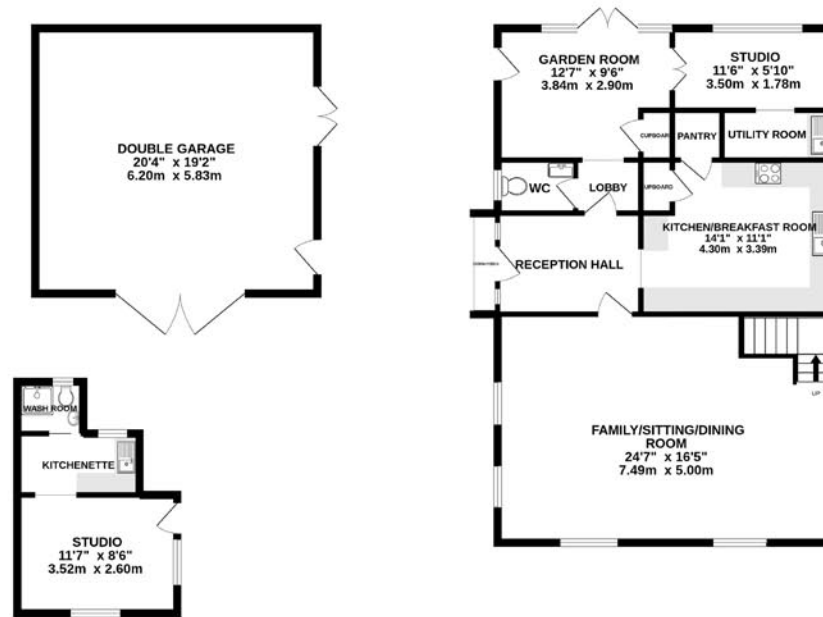
Vacant possession of the freehold will be given upon completion.

## Agents' Note

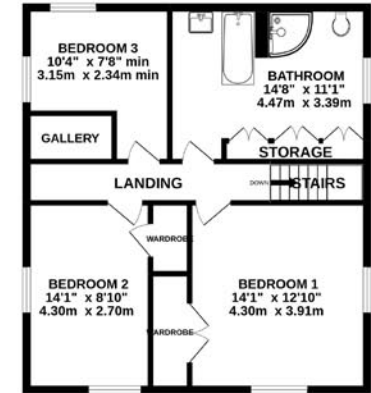
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £425,000**

GROUND FLOOR  
1469 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 2144 sq.ft. (199.2 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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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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