



Waveney Road,
Bungay, Suffolk.



**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 5.4 miles
Halesworth - 8.8 miles
Norwich - 15.4 miles
Southwold - 16.3 miles

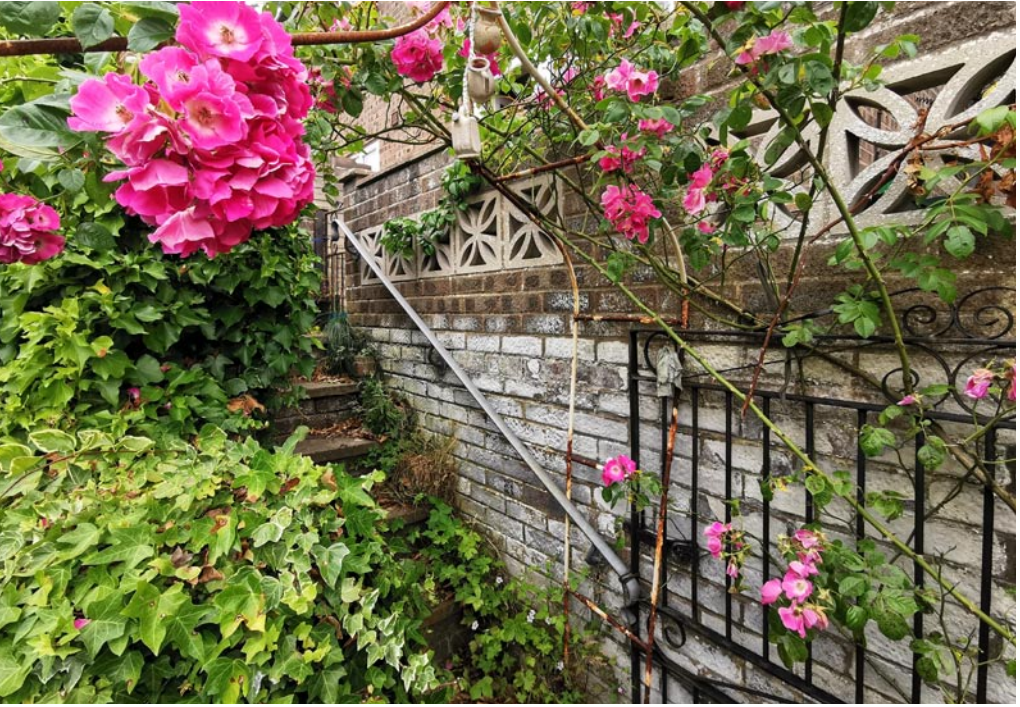
A deceptively spacious two double bedroom home ideally situated at the head of this popular housing estate offering superb access to the town, schools, amenities and surrounding open green space which provides some stunning walks and scenery. The property boasts a 23.ft sitting/dining room, modern kitchen, two double bedrooms and family bathroom. Outside off road parking leads to the garage whilst at the rear a two tier garden offers superb views from the elevated patio area.



Property

Stepping through the front door we are welcomed by the generous entrance area that flows open plan directly into the main living space, this fantastic sitting/dining room measures over 23.ft providing a versatile room perfect for family living and entertaining alike. The large front window fills the room with natural light whilst a second window in the dining area is set to the southerly side of the house. Our stairs rise to the first floor and a large under stairs storage cupboard offers a perfect spot for our coats, boots and hideaway items. Stepping to the rear of the house we enter the kitchen which enjoys a view of the gardens. The kitchen itself offers a surprisingly well planned working space that has been re-fitted with a modern range of units set against contrasting work surfaces. Our gas combination boiler is set on the wall. From here a door opens to the patio where we enjoy the elevated view back toward town. Climbing the stairs to the first floor doors open to all rooms from the landing. The bathroom is set to the head of the stairs and is fitted with a contemporary white suite offering a bath, w/c and wash basin. Set to the front we find the slightly larger of the two rooms boasting a large over stairs storage cupboard whilst at the rear the second superbly proportioned double room makes the most of the far reaching views.







Outside

The front of the property is approached via the driveway which provides off road parking and gives access to the single garage. A path leads us to the front door of the house passing the cottage style front courtyard garden. To the side of the house gated access leads us to the rear. The garage has been parted to provide a working space which has a mains connected w/c and sink in place. From the kitchen we step out onto a generous patio which enjoys the elevated views back toward town. Steps lead down to the lower section of garden which is laid to lawn and filled with a range of plants and flowering shrubs filling the space with colour and scent. Two timber sheds offer great storage.

Location

This property is located on the outskirts of Bungay offering superb access to both the town centre and surrounding open green space and 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.

Mains Water. Mains Drainage.

Gas Combination Central Heating & Hot Water System.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1LJ

Tenure

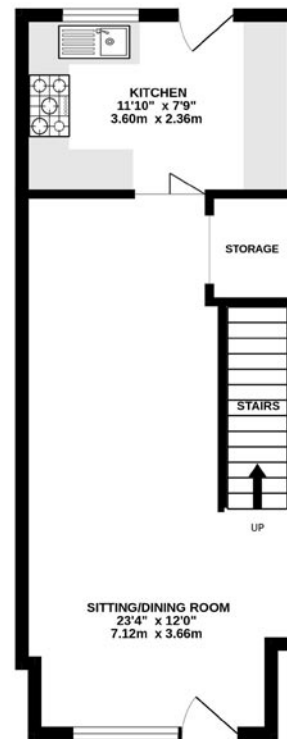
Vacant possession of the freehold will be given upon completion.

Agents' Note

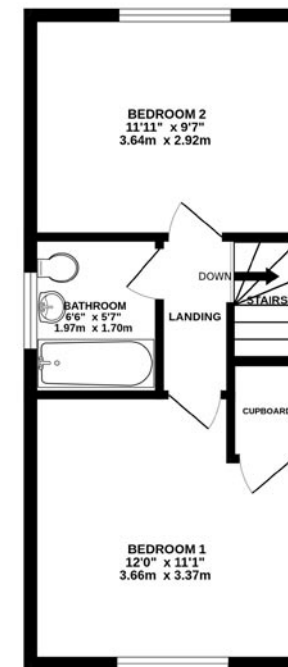
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers Over: £200,000

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 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:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk