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Bank House Cottage,
Bungay, Suffolk.

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**MUSKER
McINTYRE**
ESTATE AGENTS

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

Superbly situated for the town centre whilst enjoying a most discreet, private position we are pleased to offer this charming, two double bedroom Georgian Home. The property, originally part of the former National Westminster Bank boasts superb room sizes and the position enjoys views on to Bridge Street whilst being superbly hidden from the hustle and bustle of the Town. Internally the spacious accommodation offers an entrance hall, impressive sitting/dining room, modern kitchen, large landing/study area, two double bedrooms and bathroom room which have all undergone an exceptional refurbishment providing a delightful, modern living space. Viewing is essential to appreciate the space and location on offer.



Property

Stepping through the front door of this charming home we are welcomed by the entrance hall where the feeling of space and combination of character and clean modern decor are instantly apparent, the hall offers the perfect spot for our coats and boots after a wander along the River and many green spaces situated just footsteps from the house. Stairs rise to the first floor and a door opens to the kitchen. The 'L' shaped kitchen offers a deceptive space with an expanse of solid wooden work surfaces set over contrasting cream units. The sink is set below a window which enjoys an elevated view over Bridge Street whilst a fitted cooker, hob and extractor are in place. Space is made for the fridge and washing machine and a large walk in pantry cupboard adds to the storage space. From here we flow open plan into the impressive sitting/dining room. Approaching 200.sq.ft this delightful space is perfect for family life and entertaining alike. A large window looks onto the courtyard and pours natural light into the room which reflects off the wooden effect flooring that flows throughout the ground floor. Climbing the stairs to the first floor we find a most impressive landing/study space, the hallway leads from here to the two bedrooms and bathroom. The first bedroom is a generous double room with a large storage cupboard set of the head of the stairs, a window looks onto Bridge Street and the Town Centre. Adjacent the master bedroom offers an excellent space for the expected master bedroom furnishings and again enjoys the elevated view. Completing the accommodation the family bathroom has been fitted to the standard found throughout with a modern white suite comprising a bath with shower and screen over, wash basin and w/c which is complimented with attractive tiled walls and floor.







Outside

From the Town Centre we access the property off Trinity Street via the side of the former National Westminster Bank, a right of way takes us over the courtyard entrance which overlooks Honey Pot Lane and the former town 'well'. At the front of Bank House Cottage an attractive gravelled courtyard offers a perfect seating area and space for our bins, the current owners have a low level garden store in situ. From the courtyard steps lead us to the front door of the property.

Location

This charming property boasts a central location in the heart of this rural Market Town whilst enjoying a most discreet position. 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 unspoiled 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 Central Heating.
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1AP

Tenure

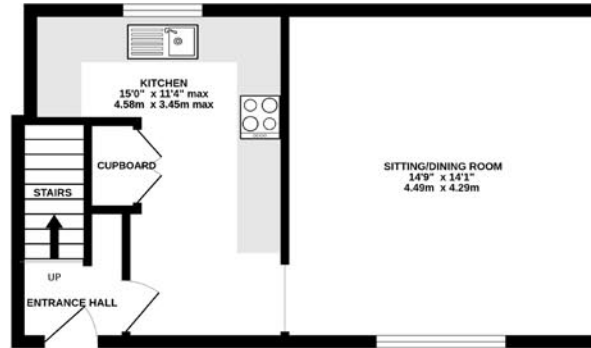
Vacant possession of the freehold will be given upon completion.

Agents' Note

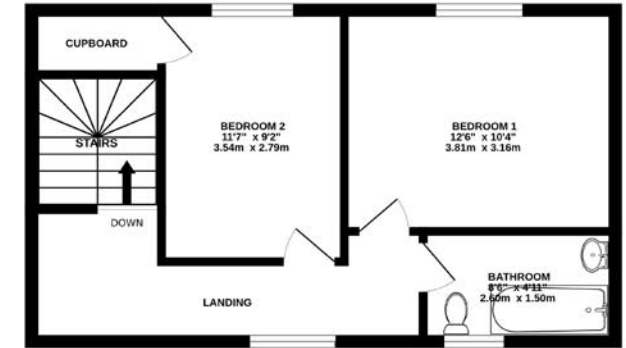
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £ 190,000

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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