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St John's Road,
Bungay, Suffolk

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ESTATE AGENTS

A charming three/four bedroom, Victorian, Bay Fronted Town House situated within easy access of the Town Centre and the open green spaces following the River Waveney. The property has been enjoyed and maintained over many decades, retaining much of the original character and now offers the opportunity for a new owner to apply their own cosmetic style to the home. Outside a courtyard area leads from the property whilst a path leads us to the generous secret garden which compliments the home. Offered with No Chain - viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Larder/Pantry
- Master Bedroom
- Two Further Bedrooms
- Bedroom Four/Study
- Bathroom
- Walled Rear Garden

Property

We enter the property via the front door and we pass the large bay window as we step over the chequered tiled path. The entrance hall welcomes us in where some of the many original features that are found throughout are instantly apparent, stairs lead to the first floor whilst a door to our right opens to the sitting room. This delightful room is filled with natural light from the large bay window whilst the feature fireplace offers a cosy focal point to this generous space. Stepping back through the hall a door opens to the dining room which offers a view to the rear of the property. This bright space again enjoys a feature fireplace. In the hall we pass a large larder/walk in pantry before stepping into the kitchen where we find a basic range of fitted units. Two windows look to the side and rear aspect and door opens to the courtyard area. Back in the hall we climb the stairs to the spacious landing with the master bedroom set at the front of the property, adjacent we find bedroom four/study with its arched window taking in the view up Bardolph Road. The master features a cast iron feature fireplace. Behind the master is the second double bedroom which enjoys a view to rear courtyard garden and is found next to the family bathroom, comprising of a suite offering a bath, w/c and wash basin. Completing the accommodation is the final bedroom found at the end of the landing which has a small window looking out to the garden.





Outside

We approach the property via the original Victorian chequer tiled pathway which leads past the low walled courtyard front garden to our front door. Stepping out from the rear of the property, you'll find a courtyard-style garden. A pathway guides you past brick outbuildings, which include a store and a WC accessible directly from the courtyard. These outbuildings are attached to the rear of the house. The path continues towards the back of number 17, leading to the secluded 'secret garden'. This delightful space is fully enclosed and laid to lawn offering the opportunity for a keen gardener to create a stunning garden or to be kept and enjoyed as simple as it currently stands. It is worth noting the neighbouring properties have expressed an interest in the garden if a new owner does not wish to keep ownership.

Location

This property is situated within footsteps of the centre of the market town 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 distant. 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

All mains connected. Gas fired central heating and hot water.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1DH

What3Words: ///healthier.approvals.gangs

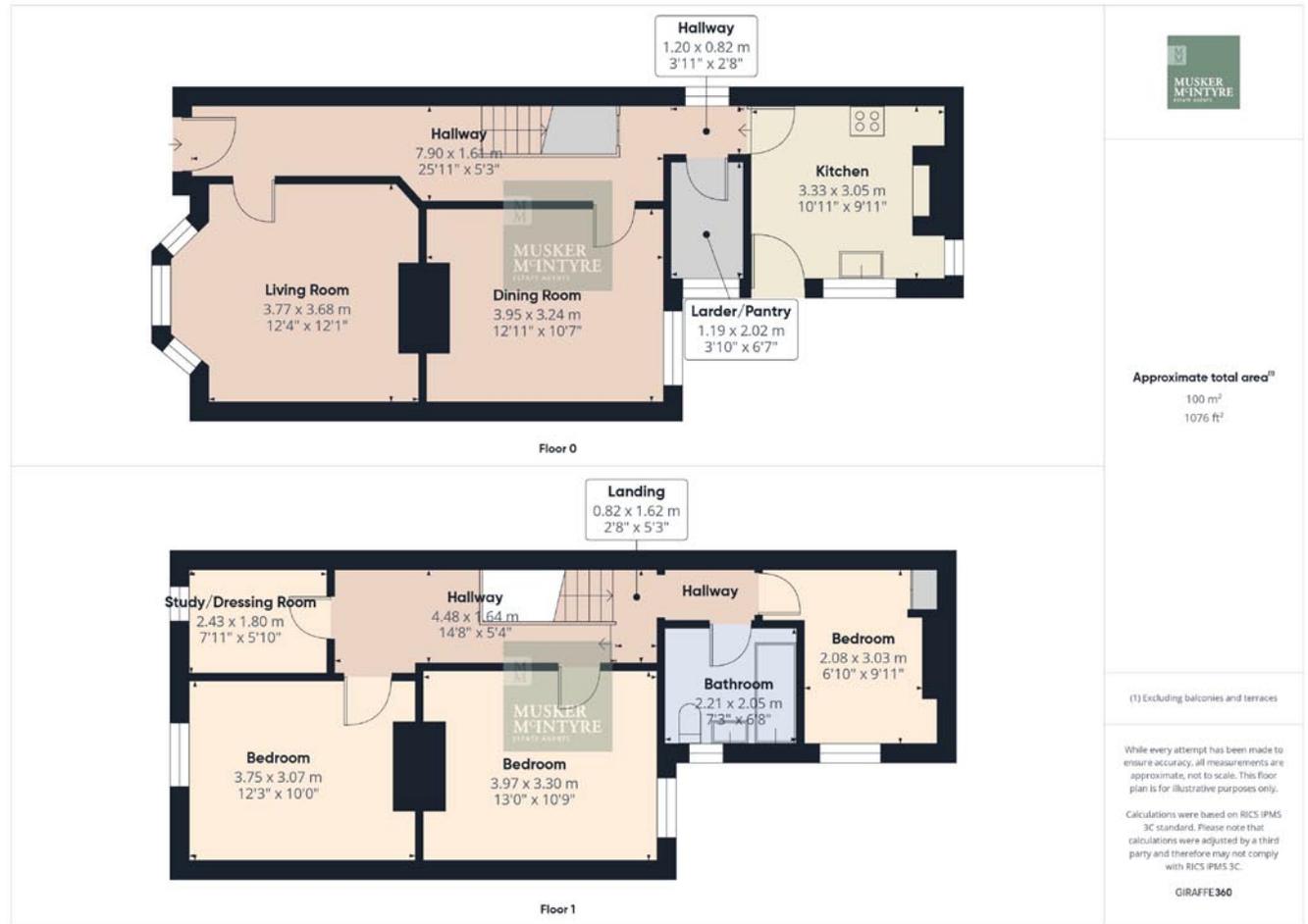
Tenure

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.

O.I.E.O: £250,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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