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Outney Road,
Bungay, Suffolk.

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**MUSKER
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ESTATE AGENTS

Bungay Town Centre - 250 yards
Beccles - 5.4 miles
Norwich - 15.4 miles
Southwold - 16.8 miles

An opportunity not to be missed in a location rarely available. Waveney Terrace is a handsome and imposing formation of Town Houses built in 1881 on what was formerly Station Road. Now Outney Road one of the Town's most desired address' we are delighted to offer number 32. The property, enjoyed over the last decade by the current owners has undergone a sympathetic refurbishment and extension centred around sociable modern living whilst retaining the grandeur and charm of this stunning Victorian home. Superbly situated for the Town Centre whilst enjoying views over the Waveney Valley the property is a must see!.

Property

Stepping under the ornate masonry of the storm porch our eye is drawn to the original Victorian tiles underfoot as we push open the front door of this charming Town House. Inside we are greeted by the entrance hall. Period features include cornice detail over head whilst the exposed timber floorboards lead our eye to the staircase. A door to our right leads to the sitting room where the proportions of this family home are instantly apparent, a large sash bay window looks across the road onto the Waveney Valley whilst a feature fireplace offers a cosy focal point to the room. Returning to the hall we find a door opening below the main staircase accessing the full height brick lined cellar whilst doors lead to both the dining room and kitchen, which are linked via the breakfast/garden room allowing us to flow full circle at this end of the home. In the dining room exposed timber flooring complement the space whilst two fitted cupboard units frame the fireplace. A door opens to the breakfast/garden room further extending the space when entertaining or simply providing the perfect spot to relax and enjoy the garden throughout the year. French doors lead out to the garden whilst two roof lantern windows fill the rooms with natural light. In the kitchen we find a range of fitted base units set below marbled granite work surfaces, a range of bespoke wall units feature whilst the pantry cupboard stands adjacent to the fireplace which houses the range style cooker. A window looks into the breakfast room and the kitchen flows open plan into the lobby/boot room which provides a superb additional space. At the head of the house we find the recently created wet room. This exceptional space offers a large shower area, wash basin and w/c whilst space is also made for our laundry appliance. Back in the hall we step down to the cellar, this superb space spans the full width of the property and stands at 6ft 4". The main staircase rises to the first floor where doors open to the three bedrooms and bathroom and the additional w/c, a further door set to the wooden panelled wall leads us to the second floor. Our main bedroom is set to the front of the house and boasts superb proportions, the large bay window mirrors the sitting room and enhances the far reaching views from this elevated position. Adjacent we find the bathroom which echoes the contemporary finish found throughout, the room features a freestanding bath, w/c and feature wash basin set on a bespoke vanity unit. Set to the rear aspect we find the next two bedrooms. Bedroom two being a large double which enjoys a view of the gardens whilst bedroom three is a substantial single room/small double. All of the bedrooms enjoy feature fireplaces with bedroom two and three enjoying fitted cupboards. The additional w/c is set between bedroom two and three. Completing the accommodation we climb to the second floor where attic bedroom. This superb room offers fantastic potential to become an impressive master suite. A dorma style window looks to the rear aspect whilst on both the front and rear we find a substantial eaves/attic storage areas.









Outside

Approaching the property from Outney Road we pass the ornate, low set wall that frames the front courtyard. Chequered Victorian tiles form a path that leads us to the front door whilst our eye is drawn up, to the ornate stone work these properties are renowned for. At the rear we find the most attractive walled garden which leads from double doors that offer access to the garden room and boot room. A path leads us past the first of an array of flower beds that in turn frame the circular patio. A grape vine creates a natural arch leading to the main patio space. The beds are stocked with a range of seasonal and perennial flowers that fill the space with colour and scent throughout the year. A gate to the rear offer access along the back of the terrace.

Location

Highly regarded and rarely available, Outney Road is located just footsteps from the town centre of Bungay yet enjoying views over the Waveney Valley and excellent access to the many green walks that surround the Town and follow the River Waveney. 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

Mains Electricity.

Mains Water. Mains Drainage.

Gas Central Heating.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1DZ

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: £450,000

Covering Norfolk & Suffolk:



GROUND FLOOR
886 sq ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA: 2061 sq.ft. (191.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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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