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BEDFORD  
14  
HOUSE

*Bedford House*  
Bungay, Suffolk.

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MUSKER  
MCINTYRE  
ESTATE AGENTS



A statement home in a fantastic position. A rare opportunity to purchase on this well-regarded and highly sought-after road, just footsteps from both the Town Centre and the open green spaces that surround the Waveney Valley. Bedford House is an imposing turn of the century 'Mock Tudor' detached home set in delightfully proportioned gardens and boasting ample off-road parking. Enjoyed by the previous owner for two decades, the house has been well cared for, whilst now being ready for some cosmetic updating. Viewing is the only way to appreciate the architecture, space and position on offer.

**Accommodation comprises briefly:**

- Reception Hall • Sitting Room
- Dining/Family Room
- Kitchen/Breakfast Room
- Utility & W/C
- Ground Floor Guest Bedroom
- Spacious Landing Leading onto Balcony
- Master Bedroom • Second Double Bedroom
- Family Bathroom
- Ample Parking • Well-Proportioned Gardens

**Property**

Stepping under the vestibule at the side of the house, we push open the front door where the style and architecture of this 'Mock Tudor' home continues to delight. The entrance hall greets us and the wide timber staircase rise to the first floor whilst doors open to the ground floor living space and guest bedroom. Set to the front of the property, we find the sitting room spanning the width of the house, a large bay window and two further windows fill the room with natural light whilst a cast iron fireplace offers a cosy focal point to the room. Across the hall we find the guest bedroom again enjoying a bay window and feature fireplace, this versatile space would make a superb snug or home office. Stepping into the rear of the house we enter the 'hub' of the home, the spacious family/dining room flows open plan into the kitchen/breakfast room which in-turn opens to the gardens via French doors. Tiled flooring flows throughout the two rooms whilst in the kitchen area the vaulted ceiling enjoys a Velux roof window filling the two spaces with natural light. A wood burner is set to the fireplace in the family/dining room whilst the kitchen is fitted with a range of solid wood fronted units set against contrasting work surfaces. A single door leads to outside and at the rear we step into the utility room which leads through to the ground floor lavatory. Climbing the stairs we step onto the spacious landing where a door opens to the delightful balcony that spans the front of the home. The master bedroom is set to the front aspect and offers a substantial double room with fitted cupboards whilst at the rear a second double bedroom enjoys the garden views. A cupboard houses the modern gas combination boiler whilst both bedrooms enjoy feature cast iron fireplaces. Completing the accommodation the bathroom is set at the head of the landing and echoes the space found throughout and is fitted with a bath, separate shower, wash basin and w/c.















## Outside

From Scales Street, we approach the property via double wrought iron gates to the generous shingle driveway, which provides ample parking and leads to the covered vestibule where we enter the house. A gate to the rear enters the rear garden, whilst at the front of the property the gardens are laid to lawn and framed with established hedging. At the rear the garden is fully enclosed and boasts a large patio area leading from the French doors in the kitchen/breakfast room, providing the perfect spot for summer entertaining and enjoying the afternoon and evening sun. The main garden is laid to lawn with a range of established shrubs and small trees set against the fencing and delightful rear boundary wall. Two timber sheds remain in situ.

## Location

Highly regarded and rarely available, Scales Street is located just footsteps from the town centre of Bungay yet enjoying excellent access to the many walks and common land that surround the Town and Waveney Valley. 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 fired central heating & hot water, mains water, drainage and electricity.

Energy Rating: TBA

## Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1EA

What3Words: ///friday.delusions.prelude

## Tenure

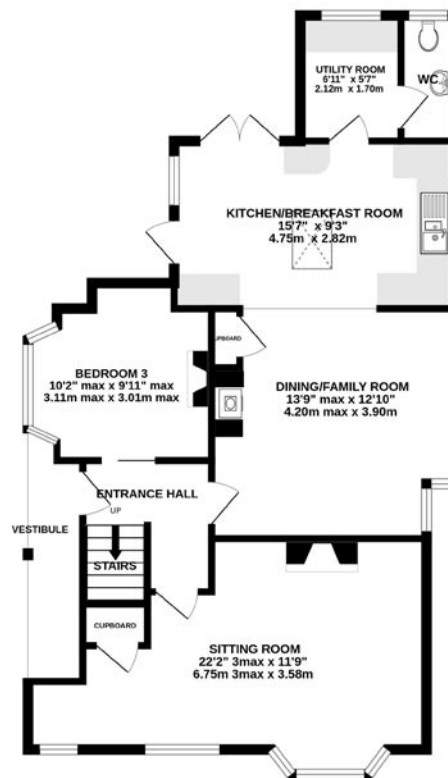
Vacant possession of the freehold will be given upon completion.

## Agents' Note

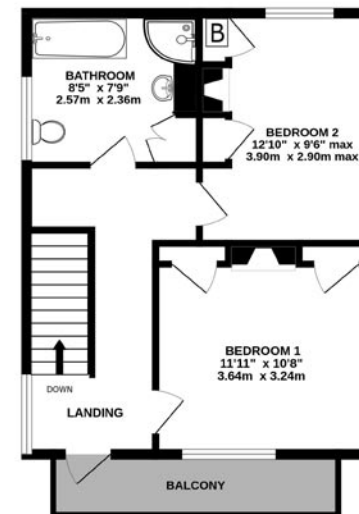
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £425,000**

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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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