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Bridge Street,
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Halesworth - 8.8 miles

Beccles - 5.4 miles

Norwich - 15.4 miles

Nestled among the vibrantly coloured buildings on Bungay's renowned Bridge Street, this beautifully refurbished Grade II listed cottage offers open-plan living accommodation that seamlessly blends modern comfort with original character features. Upstairs, you'll find two spacious double bedrooms and a superbly presented bathroom, completing this charming space. We highly recommend an early viewing to fully appreciate this property.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Dining Room/Study
- Master Bedroom
- Second Double Bedroom
- Bathroom
- Separate WC



Property

Upon entering through the stable-style side door, you are welcomed into the charming kitchen. The vaulted ceiling creates an exceptional sense of space and adds a stunning character feature to this otherwise modern and functional area. Tiled flooring beautifully contrasts with the high-gloss units, which offer excellent storage and ample workspace. An inset ceramic sink is conveniently placed beneath a side window, and there's dedicated under-counter space for a washing machine, dishwasher, and larder fridge. The accommodation features an open-plan layout, flowing seamlessly from the kitchen into the sitting room and then into the dining room. The sitting room is an excellent space for entertaining. It boasts a feature fireplace that serves as a focal point, and carefully exposed sections of the timber frame and brickwork add to its charm. The front door opens directly into this room, which is filled with natural light from a window facing the front. Stepping into the dining room, you'll discover a striking feature wall where the timber frame has been fully showcased, significantly enhancing the character of this charming home. A front-facing window ensures this room is also bathed in natural light. Back in the kitchen a door opens to our stairs leading to the first floor. From the landing, you can access both of the double bedrooms and the WC comprising a modern WC, a sink, and a recently installed gas central heating boiler. Both bedrooms offer ample space for a double bed and furnishings, and they connect to the bathroom through a "Jack & Jill" door arrangement. The bathroom is also finished to a high standard, comprising a modern bath with a shower overhead, situated next to a pedestal hand basin. This completes the accommodation.







Outside

The front door is directly accessible from the public footpath. There are also wrought iron gates on the side of the property that open to a shared access area. This leads to a side entrance that the current owners use most often.

Location

This property sits footsteps from the historic town centre 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 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

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

Energy Rating: Exempt - Grade II Listed

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1HB

What3Words: ///blatantly.budgeted.exhales

Tenure

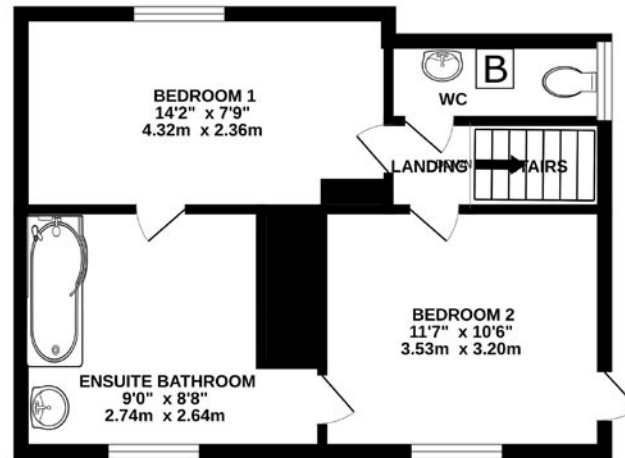
Vacant possession of the freehold will be given upon completion.

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: £199,000

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535

Loddon 01508 521110

Halesworth 01986 888205

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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