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Earsham Street,
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Welcome to the heart of Bungay. Situated on the extremely well regarded Earsham Street, we are delighted to offer this quintessential Suffolk cottage, brimming with character whilst having undergone a most sympathetic and innovative remodel and refurbishment. This picturesque two bedroom property provides a spacious sitting room, stunning kitchen/dining room, ground floor cloakroom, two superb bedrooms and shower room. Outside the enclosed courtyard leads out to the essential off road parking for two cars and single garage. Viewing is essential.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Spacious Master Bedroom
- Guest Bedroom
- Shower Room
- Courtyard Garden
- Off-Road Parking For Two and Single Garage



Property

Pushing open the front door of this charming home we step into the sitting room where the feeling of space and standard of finish that flows throughout the cottage is instantly apparent. Herringbone parquet flooring lines the room whilst our eye is drawn to the exposed ceiling timbers and charming fireplace that houses the gas fired 'wood burner effect' stove. To the front a sash window fills the room with natural light whilst set beside the fireplace a fabulous walk in storage space serves as a great bar ideal when entertaining. The exposed timber stair case rises from here to the first floor and enjoys a central runner style carpet. Stepping to the rear of the cottage we enter the kitchen/dining room. This stunning re-modelled space is centred around family life and entertaining and offers a bright contemporary contrast to the charm of the building. French doors open to the garden whilst a large roof window fills the room with light. A modern range of units contrast against the stone floors. A range of fitted appliances feature and a 'Lacanche' range style cooker may be available by separate negotiation. Set to the rear the kitchen area opens to the spacious cloakroom. Viewing is essential to fully appreciate the space created here. Stepping onto the first floor landing we find the larger of two bedrooms set to the front of the cottage. This superb dual aspect room offers a fine master bedroom space. Along the landing we find the shower room which echoes the attention to detail found throughout whilst at the head of the hall the second, smaller double room enjoys a window which grabs the view towards the valley.







Outside

At the front of the cottage direct access enters the building from the path. At the rear we access the property from Castle Lane. Here we find the car parking area and garage whilst steps rise to the rear of the cottages, and provide access to the charming courtyard garden. The garden is fully enclosed by timber fencing and laid to paving with a frame of raised beds filled with colour and scent from a range of perennial flowers. French doors open from the kitchen allowing the inside and outside to flow seamlessly in the summer months.

Location

The property boasts being in the very heart of Bungay on the extremely well regarded Earsham Street. This historic market town offers a good range of all the necessary amenities, shops, schools, restaurants, cafes and public houses, 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 (with an hourly bus coinnection) and has a mainline train link to London Liverpool Street (1hr 54mins) and an expanding international airport. 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. All mains connected.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1AE

What3Words: ///resolves.graced.coach

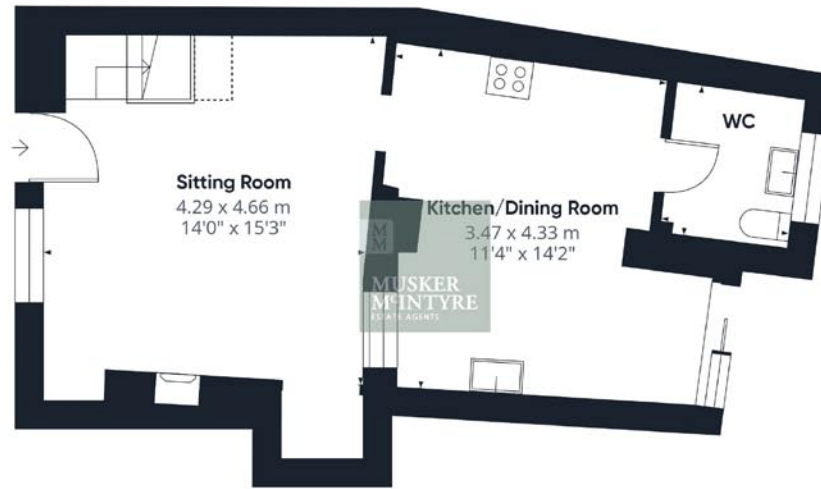
Tenure

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. The property is Grade II Listed.

Guide Price: £275,000



Floor 0



Floor 1



Approximate total area^m

69.5 m²
748 ft²

Reduced headroom

3.7 m²
39 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535

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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.