



Beccles Road, Bungay.

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ESTATE AGENTS

Beccles - 6.2 miles
Halesworth - 8.9 miles
Norwich - 15.7 miles
Southwold - 16.8 miles

An imposing detached 1940's family home situated within walking distance of town yet enjoying a private, elevated position occupying mature grounds that extend to 1/3 of an acre (stms). The accommodation comprises three reception rooms, study, kitchen and utility areas to the ground floor whilst upstairs we find our bathroom and four bedrooms with the master boasting a large dressing room. Outside the substantial plot wraps around the property whilst a sweeping drive leads to our garage and ample parking area.

Accommodation comprises briefly:

- Entrance Hall
- Ground Floor Cloakroom
- Study
- Sitting Room
- Dining Room
- Kitchen
- Games Room
- Utility Room
- Master Bedroom
- Four Further Bedrooms
- Family Bathroom



Beccles Road, Bungay, Suffolk

The Property

Stepping below the oak beamed veranda we enter this imposing home via the front door where we are welcomed by the entrance hall, our eye is instantly drawn to the herringbone oak flooring which lines the space and reflects the natural light that floods in through the large window set over the galleried stairwell. On our left we find the study which is set looking over the front gardens whilst on our right we step into the most impressive dining room where the feeling of space and light created by the high ceilings and large windows is instantly apparent here as we find throughout the house. The herringbone flooring continues to complement this space and a large bay window is set looking over the gardens whilst French doors open to the same. At the rear of the hall we enter the kitchen. This ample room is fitted with a range of wall and base units set against contrasting work surfaces, a large cupboard houses the boiler whilst a window over the sink enjoys a view of the rear gardens. A door from here opens to the utility room where a butler sink is found and space is made for our laundry appliances. From here a door opens to the garden. Stepping back through the hall we pass the galleried staircase before stepping into the sitting room. The sitting room enjoys a dual aspect with windows looking onto the front and rear gardens whilst French doors open to the veranda. A feature gas fire provides a focal point to this ample room. The games room completes the ground floor accommodation and is accessed from outside, at over 17ft.sq this generous space offers a variety of uses, two windows to the rear let light flow through the space whilst a pair of doors open to the front. Back in the house we climb the stairs to the first floor where we find the first two bedrooms one looking to the front and one to the rear of the property, both bedrooms enjoy in-built storage and offer a generous space. The family bathroom is set to the head of the stairs and offers a cotemporary suite comprising a bath, wash basin and low level w/c. At the two far ends of the landing we find the master suite and guest bedroom. The guest bedroom boasts a stunning bay window looking onto the front gardens, two in-built wardrobes complement the room whilst ample space is made for a double bed and associated guest bedroom furnishings. Completing the accommodation we find the master bedroom at the opposite end of the landing. This vast room enjoys a dual aspect filling the room with natural light, ample space is made for all of our furnishing whilst a door opens to the large dressing room which could comfortably serve as a fifth bedroom or nursery room if required.



Outside

Approaching the house from Beccles Road we enter the grounds via wrought iron gates set into an attractive brick wall, our drive way sweeps along the western boundary of the property and leads to an ample turning and parking area which in-turn leads to our double garage. A range of mature trees line the drive way and continue to frame the gardens to all of the boundaries. A path leads us to the front of the property where a large veranda runs the length of the house providing the perfect spot to enjoy the evening sun, from here our front opens to the house. The path continues to the side of the house passing all of the garden space. To front and side the ample gardens are laid to lawn with various paths and walk ways passing below the many mature trees. At the rear an extensive lawn runs from the back of the property and we find a timber garden shed in situ whilst a vegetable plot is set to the rear boundary.



Location

This superb property is located within walking distance to the town centre of Bungay whilst enjoying exception privacy within its 1/3 acre grounds. 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). 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Mains electricity, water, and drainage.
Gas fired central heating.

Local Authority:

Waveney District Council

Council Tax Band: F

Energy Performance Rating: TBA

Postal Code: NR35 1HU

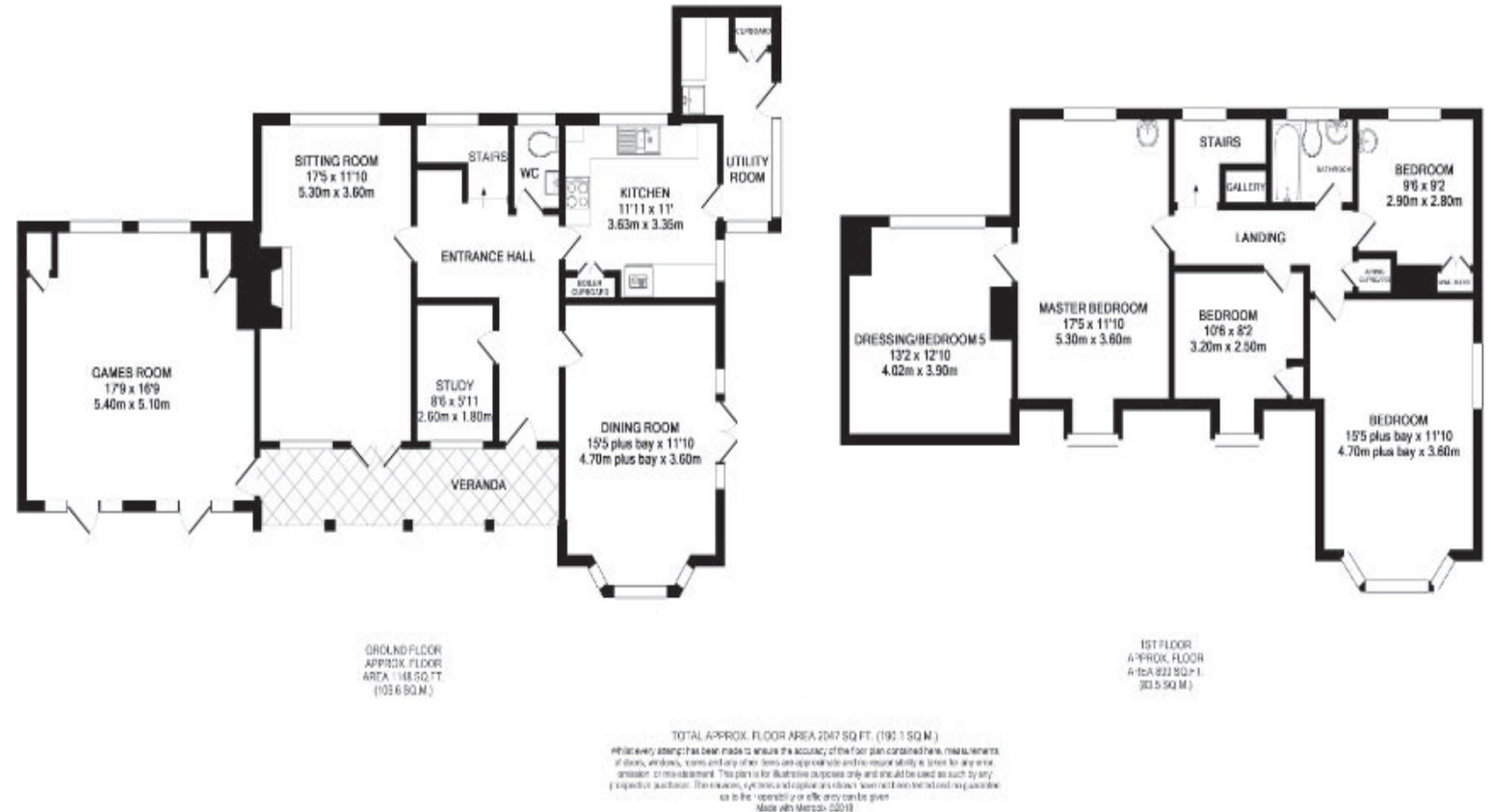
Tenure:

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: £495,000



To arrange a viewing, or for additional information 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.