



M
M

Flixton Road,
Bungay, Suffolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Nestled in the green space of the Waveney Valley, The Pillars is an imposing, Grade II Listed, Georgian double fronted home is situated within five minutes walking distance of the town centre. The property has been extended and sympathetically improved, blending character perfectly with modern convenience. The exceptional living space is perfect for entertaining and family life with an additional ground floor guest bedroom and bathroom. On the first floor three bedrooms and a shower room lead from the landing. Generous gardens, ample off road parking and a double garage complement the home.

Accommodation comprises briefly:

- Entrance Hall • Sitting/Family Room • Kitchen/Breakfast Room • Utility Room
- Dining Room • Ground Floor Bathroom • Ground Floor Guest Bedroom
- Three First Floor Bedrooms • Shower Room • Ample Frontage & Parking
- Garage & Garden Store • Delightful Rear Gardens

The Property

Stepping through the front door of this charming house, the modest grandeur and classic styling that runs throughout the property are instantly apparent. Suffolk pavements underfoot and the original staircase remind us of a Jane Austin era, with doors from the hallway opening to all of the main living spaces. Set to the right we find the first reception room, a formal dining room currently serving as a snug/library. A large sash, bay window is framed with wooden shutters and fills this room with natural light. A wrought iron feature fire offers a warm focal point to this bright room.

Back in the hallway a door opens to the rear into the kitchen/breakfast room. Hand-made units with granite worktops sit above the Italian tiled flooring with space for a range style cooker and large fridge/freezer. A door then opens to the inner lobby where we find the utility room and stunning Italian-style ground floor bathroom. This echoes the attention to detail executed throughout. A free-standing bath offers a focal point to the room whilst a separate walk-in shower, w/c and wash basin are set against tiled flooring and walls.

Passing back through the kitchen we enter the hub of the house: the sitting/family room flows from the kitchen, ideal for family living and entertaining. Exposed timber floors line the room with a wood burning stove taking centre stage. To the front, a large bay window offers a double aspect with French doors at the rear opening from the dining area out to the patio. To the left is a guest bedroom or office which offers an impressive space enjoying windows to the side and French □

Back in the entrance hall we climb the original staircase to the first floor landing which enjoys a view of the rear garden through two windows where natural light pours onto the stairway and entrance hall below. Two generous double bedrooms mirror each other facing this popular street and the meadows beyond. A single bedroom overlooks the garden, and the shower room is fitted with a classic white suite with contemporary tiled floors and walls.









Outside

Approaching the property from Flixton Road we pass by the wrought iron fencing that forms the boundary and arrive on the generous gravel driveway which offers ample parking and access to the detached garage. A path leads us to the ornate blue painted front door framed by the white 'Pillars'. The front garden is bordered by a variety of beds planted with shrubs and small trees to provide some privacy. At the rear we step from the house via doors in the kitchen, sitting/family room and guest bedroom onto an extensive patio that spans the rear of the property, framed by a low set wall and shallow borders. Steps lead up to the lawn passing below a delightful rose arch to the main garden. The garden provides a generous yet manageable space enjoying a variety of planted shrubs and bushes set to the surrounding beds with mature trees forming the backdrop. Barn style doors open to the large garage and a door to the side accesses the attached garden store.

Location

This property enjoys a superb position a short walk from the town centre of Bungay whilst offering fantastic access to the open green space that forms the Waveney Valley. 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, but may be available in addition, subject to separate negotiation.

Services

All mains connected. Oil fired central heating.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: E

Postcode: NR35 1HQ

What3Words: ///crumples.siblings.crunched

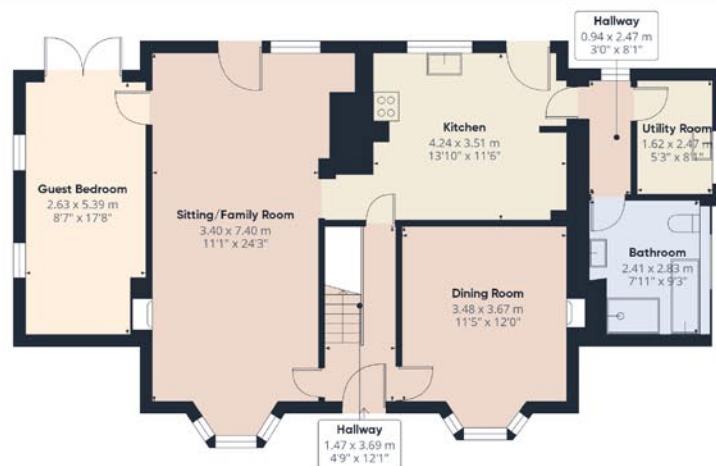
Tenure

Vacant possession of the freehold will be given upon completion.

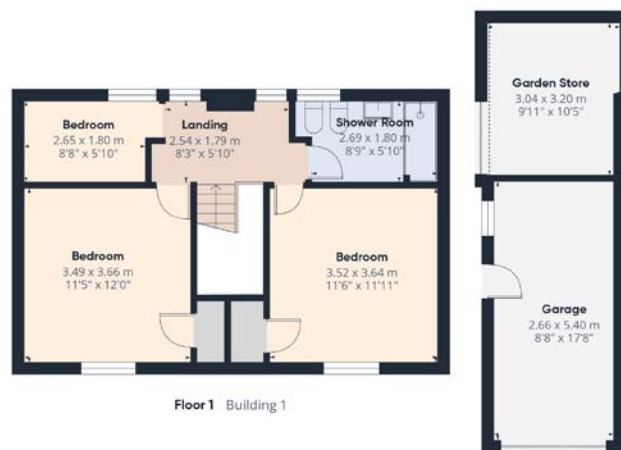
Agents' Note

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.

Offers In Excess Of: £575,000



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2



Approximate total area⁽¹⁾

156.1 m²

1681 ft²

Reduced headroom

0.2 m²

2 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:

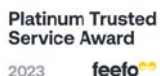
Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk