

M
M



Wherry Road
Bungay, Suffolk

M
M

**MUSKER
MCINTYRE**
ESTATE AGENTS

Re-imagined and much improved, this spacious four bedroom family home is ideally situated for easy access to the Market Town of Bungay, its local amenities and well regarded schools, whilst being just footsteps from the open countryside that surrounds the Waveney Valley. The property boasts a generous plot which offers a delightful garden, ample parking and detached garage. Internally the property has been remodelled with family life and entertaining the focus. Stunning open plan living, dining & kitchen feature downstairs, with four double bedrooms and shower room on the first floor. Viewing is essential to fully appreciate the space, standard and location on offer.

Accommodation comprises briefly:

- Entrance Hall • Cloakroom
- Kitchen/Breakfast Room Open-Plan to;
- Living Dining Room • Main Bedroom
- Three Further Generous Bedrooms • Shower Room
- Ample Off Road Parking • Garage
- Delightful Rear Garden

Property

Entering this family home via the front door we are welcomed by the generous entrance hall where the feeling of space and standard of finish that runs throughout the property is instantly apparent. Doors open to the cloakroom and the kitchen & sitting areas of the vast open plan living space. Our stairs rise to the first floor whilst timber effect flooring lines the space and continues throughout the ground floor living. Stepping through the first of the two doors we are met with the 'wow factor' of the home. Designed by our vendors with a focus on family life and entertaining alike the open-plan living/dining & kitchen spans over 31.ft. Firstly, the recently re-fitted kitchen/breakfast room offers a vast range of modern units set against contrasting work surfaces and boasting integrated appliances. A statement breakfast bar zones the room and offers a superb spot for informal dining. At the front a window enjoys the elevated view and to the side a door opens to the drive. From here the space opens to provide a vast living/dining room which boasts two sets of French doors that open to the patio and fill the house with natural light, this versatile ground floor space is a delight. A door returns to the hall where we pass the cloakroom before climbing the stairs. The first floor landing echoes the feeling of space and light throughout the home, an airing cupboard and an additional storage cupboard are found whilst all four bedrooms offer space for a double bed. The larger two rooms offer exceptional space, the larger at the rear enjoys the countryside views whilst the slightly smaller set to the front boasts a storage alcove and commands a view back toward the town. The two smaller rooms as mentioned offer space for a double bed whilst ideally lending themselves to being generous single rooms. The shower room completes the accommodation and again offers a modern finish fitted with a white suite comprising a double width walk in shower, vanity wash basin and w/c.









Outside

The property enjoys an elevated position with stunning views over the Town and Waveney Valley. Approaching from Wherry Road we are welcomed by the extensive drive way which offers ample parking and access to the single garage (with power and light). To the front of the property the generous lawn frames a path which leads us to the front door. To the side of the house we find a second door which opens to the kitchen/breakfast area of the open-plan ground floor. A gate opens to the rear garden. Entering the delightful rear gardens we find a patio spanning the rear of the house, providing an excellent extension to the home in the summer months. Two sets of French doors lead out from open-plan living, perfect for entertaining and family living. The garden is laid to lawn, framed by planted borders and enclosed by timber fencing. A large timber deck is set to the foot of the space offering further seating and the ultimate sun trap.

Location

This property sits at the head of this quiet cul-de-sac, enjoying far reaching views back towards the market town of Bungay which is an easy walk to town yet just footsteps from the surrounding countryside. 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 17 miles distant. 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

Mains Gas, Electricity, Water & Drainage.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1LG

What3Words: ///connected.grudging.rely

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: £335,000



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