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Farm Close
Bungay, Suffolk

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Immaculately finished, deceptively spacious & chain free. This three bedroom, detached bungalow really brings the 'wow' factor having undergone a full internal and external refurbishment to an exacting standard. Internally the immaculate accommodation boasts a kitchen/breakfast room, sitting/dining room, three generous bedrooms and two shower rooms whilst outside we find ample off road parking and oversized garage and superbly proportioned, south facing garden. Offered chain free this is a superb opportunity.

Accommodation comprises briefly:

- Entrance Porch
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom & En-Suite
- Second Double Bedroom
- Bedroom Three
- Shower Room
- Over-Sized Garage
- Ample Parking
- South Facing Rear Garden

Property

Stepping through the front door of this stunning home we are welcomed by the entrance porch, an ideal spot for our coats and boots after enjoying one of the many green walks that surround the town. This space flows seamlessly into the kitchen/breakfast room where the feeling of space and superb standard of finish are instantly apparent. The kitchen has been fitted with a modern range of wall and base units set against contrasting white granite effect work surfaces. A fitted oven, hob and extractor feature along with integral washing machine and dishwasher. Two windows fill the room with natural light and looks onto the gardens at the side and rear. Herringbone, timber effect flooring compliments the room and flows through into the hallway and entrance porch. The hallway gives access to all of the rooms and a door opens to the raised terrace looking over the main gardens. On our right we find the sitting/dining room. An exceptional space that opens to the patio and garden via French doors. A window to the side aspect adds to the exceptional light in this generous room. Stepping through the hall we pass bedroom three a good sized single room, and find two handy storage cupboards. At the head of the hall, bedroom two is set to the right hand side providing a generous double whilst adjacent we find the main shower room. Echoing the standard throughout, the shower room offers a double width corner fit shower, w/c and wash basin set over a vanity unit. Tiled flooring and walls compliment the finish. Completing the accommodation, the master bedroom is set to the left of the hall. A large window looks to the frontage and an en-suite shower room boasts the continued high standard found throughout.









Outside

Set at the head of this quiet cul-de-sac we approach the property via the extensive brick laid drive which leads to the garage and continues to further shingled parking to the front of the bungalow. The garage offers a superb space approaching 20ft allowing ample room for a car, leaving space for a working area around. An electric roller door opens to the front and a handy personal door is set to the side. To the left a path leads to a garden area at the rear of the garage where we find the newly fitted oil tank whilst to the right we pass the front door and lead into the main garden space. Both the kitchen and sitting room look onto the main gardens and a raised terrace and large brick laid patio offer the perfect spot to enjoy the southerly aspect. The main gardens are of excellent proportions and laid to lawn which is enclosed by timber fencing and framed by a variety of shrubs and bushes.

Location

This property is ideally located a short walk to the town centre of Bungay and the stunning green space that surrounds the River Waveney. 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 and hot water.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1JG

What3Words: ///tolerates.lotteries.unscrew

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: £350,000



To arrange a viewing, 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.



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