



MM

Waveney Road
Bungay, Suffolk

MM

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McINTYRE**
ESTATE AGENTS

Re-designed and seamlessly extended, this detached three bedroom family home is ideally situated for easy access to the Market Town of Bungay, whilst being just footsteps from the open countryside that surrounds the Waveney Valley. The property boasts a generous plot which offers a terraced garden, off road parking and former garage, now an air-conditioned studio. Inside the property has been remodelled with family living and entertaining the priority. The sitting room flows open plan to the large kitchen/dining/living space, with three bedrooms and family bathroom on the first floor. Viewing is essential to fully appreciate the space, standard and location on offer.

Accommodation comprises briefly:

- Entrance Hall • Cloakroom
- Sitting Room
- Stunning Open Plan; Kitchen/Dining/Living
- Main Bedroom • Two Further Generous Bedrooms
- Family Bathroom
- Off Road Parking • Studio/Former 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 sitting room whilst a cloaks cupboard offers storage and our stairs rise to the first floor. Entering the sitting room the clean-modern lines and superb feeling of space and light are un-missable, timber effect tiled flooring lines the room and continues through into the exceptional kitchen/dining/living area adding to the feeling of space and continuity. To the front a large window enjoys the elevated view. Stepping to the rear of the property we flow open-plan into the 'wow factor' of the home. The stunning kitchen/dining/living room. Light pours in from French doors, large windows and over head roof lights which further enhance this 20.ft room. A range of modern kitchen units are complimented with wooden effect work surfaces. A fitted oven, microwave/oven and hob feature whilst below the composite sink a fitted dishwasher is found. A walk in pantry/utility is set to the corner of the room whilst below the roof lights we find the perfect space to entertain or simply relax. Climbing the stairs we pass a window that bring natural light to the landing. Doors open to all of the rooms, the two large double bedrooms enjoy the views front and rear with the master commanding the endless view over the town. The third bedroom offers a generous single looking toward the fields at the rear. Completing the accommodation the bathroom again echoes the the theme found throughout. This extended space boasts a walk in shower, over-sized bath, w/c and wash basin set within a vanity unit.









Outside

The property enjoys an elevated position with stunning views over the Town and Waveney Valley. At the head of Waveney Road we approach the property via the driveway offering ample parking and leading to the former garage that now serves a superb air-conditioned studio space. From the drive a path leads up to the front door whilst to the side gated access leads into the rear gardens. At the rear the gardens lead from the stunning kitchen, dining & living space via French doors. Here we find an area of lawn with steps leading up to the terraced garden where paving divides the flower beds and leads to an area of hard standing at the head of the plot and a large patio which is framed by raised beds filled with a variety of shrubs. Fencing encloses the garden on all boundaries.

Location

This property sits at the head of this popular residential road, enjoying exceptional far reaching views back towards the market town of Bungay offering an easy walk to town yet just footsteps from the surrounding Suffolk 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 unspoiled 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: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 1LJ

What3Words: ///stocked.mistaking.daredevil

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: £300,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

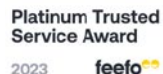
Loddon 01508 521110

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.



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