



Pilgrims Way
Bungay, Suffolk



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ESTATE AGENTS

An immaculately presented, three double bedroom, semi-detached family home situated on a sought after cul-de-sac a short walk from the Town Centre of Bungay, the local schools and amenities. The property offers well appointed accommodation that comprises a Sitting/Dining Room, Conservatory, Kitchen and Cloakroom on the ground floor with recently re-fitted Family Bathroom and Three Double Bedrooms to the first floor. Modern double-glazed windows and a newly fitted gas combination boiler further compliment the home whilst outside the driveway leads to the garage and at the rear we find a private enclosed south westerly facing garden. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Ground Floor Cloakroom
- Sitting/Dining Room
- Conservatory
- Kitchen
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom

Property

Entering the property via the front door, we are welcomed by the entrance hall where the feeling of space and modern decor that runs throughout this family home is instantly apparent. To our left a door opens to the generous ground floor cloakroom, whilst adjacent, the dog leg staircase rises to the first floor. To our right we step into the kitchen where a large window overlooks the front garden and fills the room with natural light. A range of wall and base units line the room and work surfaces above provide ample preparation space. Space is made for the white goods whilst the oven and hob are found fitted. The recently replaced gas combination boiler is wall mounted in the room. Back in the hall we step to the rear of the property into the generous sitting/dining room. At over 18.ft this fantastic room offers space designed around entertaining and family living alike. A window looks to the rear aspect whilst patio doors open to the large conservatory, which further enhances the living space. The conservatory enjoys a view of the garden with french doors opening to the patio, perfect for summer entertaining. Returning to the hall the stairs rise to the first floor where doors open to all of the rooms and a handy storage cupboard features. At the rear we find two large double bedrooms enjoying a view of the rear gardens whilst set to the front bedroom three offers a surprisingly well proportioned third double room. Completing the accommodation is the family bathroom, this room echoes the fantastic proportions found throughout and has recently been refitted to a superb standard.









Outside

The front of the property is approached via the driveway providing our parking and access to the garage, a path passes the front lawn leading to the front door. The front garden is framed by low lying shrubs and planted borders. To the side of the property the path continues leading to gated access which opens to the rear. At the rear French doors open from the conservatory to the patio where the garden enjoys the south westerly aspect catching the best of the afternoon and evening sun. From the patio the garden opens to an area of lawn all enclosed with timber fencing which is framed with a variety of planted borders and shrubs which further adds to the privacy of the space.

Location

This property is located within a sought after cul-de-sac, a short walk from the town centre of Bungay. 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. Gas fired central heating.

Energy Rating: D

Local Authority:

East Suffolk District Council

Tax Band: B

Postcode: NR35 1HL

What3Words: ///searched.croutons.every

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: £235,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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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