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Tower Mill Road,
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

An excellent opportunity to purchase this semi-detached home situated a short walk from Bungay's Town Centre, Schools, Supermarket & Medical Practice. The property offers deceptively spacious accommodation boasting a generous sitting room, large kitchen/dining room, spacious entrance hall and rear lobby on the ground floor. On the first floor two excellent double bedrooms and a generous single are served by the wet room. Outside generous grounds provide extensive parking and frontage, a garage and attractive rear gardens. The property is offered with no onward chain. Viewing is highly recommended.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Lobby
- Master Bedroom
- Bedroom Two (Double)
- Bedroom Three
- Wet Room
- Generous Gardens
- Garage and Ample Parking

Property

Stepping through the front door of this family home we are welcomed by the entrance hall. In the entrance hall our stairs rise to the first floor whilst a door leads us into the sitting room. This fantastic dual aspect room enjoys a view over the front garden whilst a second window to the side aspect fills the space with natural light. The chimney is currently fitted with a feature electric fire and a large understairs cupboard offers excellent storage. Stepping to the rear we find the spacious kitchen/dining room. Again a dual aspect room that enjoys views over the rear garden. The space in this room is exceptional and currently fitted with a range of wall and base units leaving ample room for a family dining table. The boiler is mounted on the external wall and a door to the rear leads into the garden via the rear lobby. Climbing the stairs we step onto the generous landing which leads to all of the first floor rooms and provides loft access above. The two large double bedrooms mirror one and other and both enjoy fitted cupboards. The master looks to the front aspect enjoying the open views of the former windmill whilst the slightly smaller room looks onto the rear garden. Set to the front we find the generous single bedroom whilst completing the accommodation the wet room is fitted with a white suite boasting a w/c, sink whilst an open shower drains directly from the floor.









Outside

Approaching the property from the road we find a extensive brickweave driveway leading to the side of house, providing excellent off road parking and giving vehicular access to the garage. A paved path leads to the front door passing the attractive front gardens which are laid to lawn with an attractive laurel bush and low lying brick boundary wall. At the rear we find a lawned garden. This space is enclosed to either side by timber fences. At the foot of the space a garden shed is hidden behind an established hedge.

Location

This property is superbly located a short walk from the medical centre, high school, supermarket and 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 & hot water.

Energy Rating: TBA

Local Authority:

East Suffolk District Council

Tax Band: B

Postcode: NR35 1RJ

What3Words: ///tumble.multiples.roadways

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk