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Staithe Road
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay Town Centre - 400 yards
Beccles - 5.5 miles
Norwich City- 15.5 miles
Southwold & The Coast - 16.8 miles

Located just moments from the town centre, whilst just footsteps from the banks of the River Waveney is this charming, deceptively spacious, late 17th-century Grade II listed cottage. The property is presented to a great standard throughout, offering a space ready to move straight in to. Inside a generous sitting/dining room, kitchen, and bathroom feature downstairs, whilst two charming bedrooms lead from the landing. Outside, the rear garden offers superb proportions. Offered with No Chain, viewing is a must!

Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen
- Bathroom
- Landing
- Master Bedroom
- Second Bedroom
- Extensive Rear Garden

Property

Entering this delightfully unassuming 17th Century cottage, we are welcomed by the impressive sitting/dining room set to the front of the property. Exposed timbers line the walls, and a feature former fireplace provides a focal point to the room. A large window to the front fills the room with natural light whilst a door opens, at the front to the staircase and at the rear into the kitchen. Stepping into the kitchen, we enjoy a view of the impressive gardens from a large window and glazed door looking onto the outside space. The kitchen boasts a range of fitted units offering ample storage and working space above. A fitted oven and hob feature whilst the sink is set below the window. Space is made for the fridge and washing machine and a cupboard houses the gas combination, central heating boiler. From the kitchen a door opens to bathroom where a fitted bath, wash basin and w/c are found. Climbing the stairs we step onto the landing where a velux window fills the space with light. To the left we find the first of the two bedrooms, a generous single, whilst straight ahead we find the spacious double bedroom, both enjoying velux roof windows that fill the rooms with natural light.





Outside

At the front of the property, we access the house directly from the pavement and enter the spacious sitting/dining room. At the rear we step from the kitchen out into the extensive rear garden. An area of patio sits to the rear of the house, perfect for summer entertaining and providing the ideal spot to enjoy the afternoon and evening sun. A timber shed is in situ with electric connected and a gate opens to give access across the grounds of number 29. From the patio, the garden opens to an impressive area of lawn which is framed with timber fencing, a shingle path leads to the foot of the space where a large area laid to shingle catches the morning sun.

Location

This charming, late 17th Century home is situated just footsteps from River Waveney whilst being just a short walk into the vibrant Market Town of Bungay. Bungay offers an excellent range of 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 (unless mentioned in the sales particulars), 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: A

Postcode: NR35 1ET

What3Words: ///stole.pumpkin.undertook

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: £195,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

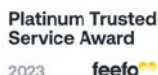
Loddon 01508 5211102

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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