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*Wingfield Street,*  
Bungay, Suffolk.

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Situated on one of Bungay's most sought after streets we are delighted to offer for sale, this particularly attractive four bedroom, bay fronted, grey Suffolk brick end terrace home. The property is one of the more prominent on this popular street and has been enjoyed by the current owners over the last four decades. The deceptively spacious accommodation remains largely untouched and presents a fantastic opportunity for a new owner to put their own stamp on the house whilst retaining the many charming features. Externally the superb gardens sit to the rear and side of the property whilst a right of way leads to the garage and parking at the rear. This is a must see property!

**Accommodation comprises briefly:**

- Entrance Hall • Cellar • Sitting Room • Dining Room
- Kitchen Breakfast Room & Walk In Pantry
- Garden Room • Cloakroom • Bathroom
- Master Bedroom • Three Further Bedrooms
- Delightful Gardens • Garage & Off Road Parking



**Property**

Stepping through the front door of this charming home we are welcomed by the generous entrance hall where the abundance of character that features throughout the house is instantly apparent. Tiled flooring lines the hall and the original staircase rises to the first floor whilst doors lead to the two reception rooms, a large cloaks cupboard and steps lead down to the full height brick lined cellar. At the front of the house we step into the sitting room which is filled with natural light from the large bay window. The proportions of the room are delightful and we find an open fireplace providing a cosy focal point to the space. Stepping through the hall we pass the cellar door and cloaks cupboard before entering the dining room, a superb second reception room which looks onto the courtyard area that opens to the main gardens. A door from here leads to the rear lobby which opens to both the garden and the kitchen breakfast room. The kitchen breakfast room offers a space well suited for modern living, two windows look onto the garden whilst a large walk in pantry offers exceptional storage. The kitchen itself is fitted with a basic range of wall and base units. From the kitchen we step into the garden room which enjoys French doors leading onto the patio and a door opens to the lavatory and wash room. Climbing the stairs we step onto the spacious first floor landing which leads separately to all four bedrooms and the bathroom. At the front of the house we find the master bedroom boasting two built in cupboards whilst next door the generous single room offers a variety of options if needed as a bedroom. To the rear the second bedroom offers a comfortable double room looking onto the gardens. The landing extends to the rear where a window draws the natural light and we find the bathroom and third generous double bedroom. This completes the accommodation.







### **Garden & Grounds**

Approaching the property from Wingfield Street we pass the low set brick boundary wall as we enter the front garden via a cast iron gate where a path leads us past the bay window and to the front door with an ornate fanlight window above. The front garden is of superb proportions and leads seamlessly to the side and in turn the rear. A range of established trees and shrubs enhance the front and side of the property whilst adding to the privacy. At the rear the extensive garden space leads from both the rear lobby and the garden room where we find various areas of lawn surrounded by a low lying beds. A charming thatched summer house sits centrally to the plot and at the rear we find a kitchen garden area with a green house in situ. The garage and off road parking is set to the rear of the plot and accessed via a private right of way that leads to the rear of the terrace an 36a & 36b.

### **Location**

This charming property is situated on one of Bungay's most sought after streets, within walking distance of the town centre and the open green space that frames the banks of 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 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

Gas Central Heating.  
Mains drainage, electricity and water.

Energy Rating: D

## Local Authority:

East Suffolk Council  
Tax Band: D  
Postcode: NR35 1EZ

What3Words: ///hockey.easels.feathers

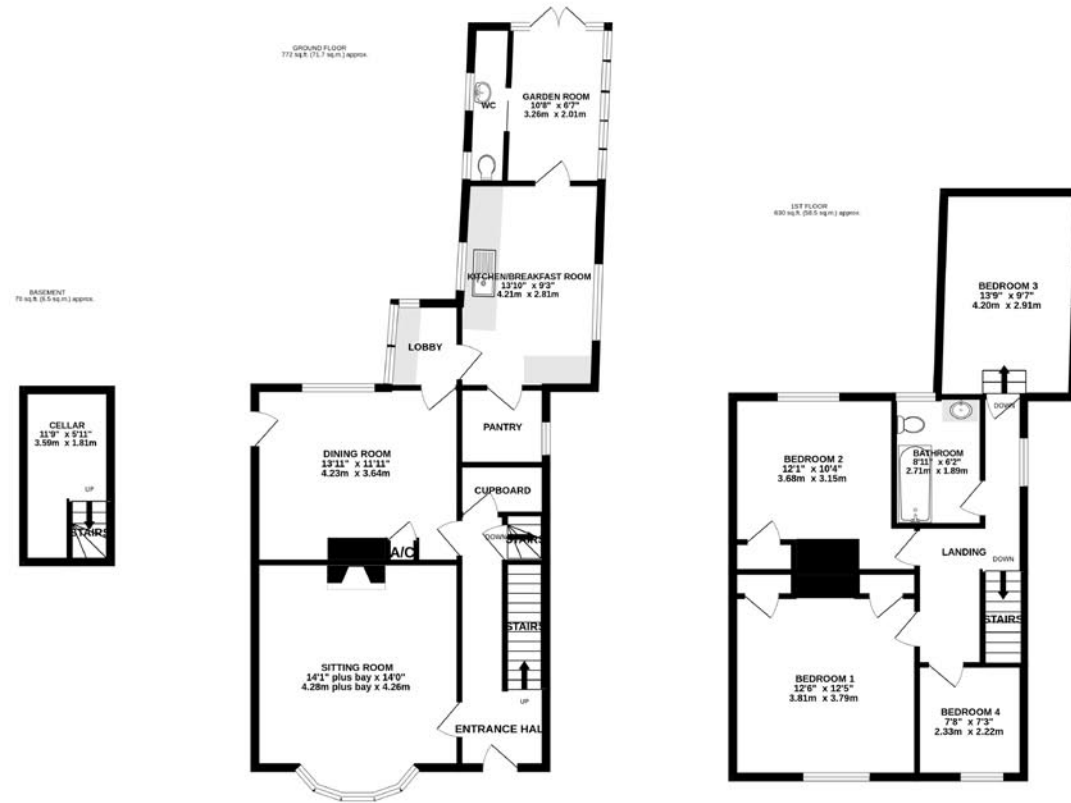
## Tenure

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.

**Offers In Excess Of: £300,000**



TOTAL FLOOR AREA: 1472 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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