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Quaves Lane
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Situated just footsteps from the town centre and the stunning open green space at the Castle Hills and Waveney Valley beyond, this simple yet charming two up, two down terraced cottage has had a full redecoration ready for a new owner to move in. Internally a sitting room, kitchen breakfast room, lobby and bathroom feature, whilst upstairs the large front bedroom leads to the rear. Outside a courtyard garden is set to the rear whilst the front offers a large south facing garden looking onto Quaves Lane. Offered with No Chain, this is a must view.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Breakfast Room
- Rear Lobby
- Bathroom
- Main Bedroom
- Bedroom Two
- Spacious South Facing Frontage
- Rear Courtyard



Property

Stepping through the front door of this superbly located property we enter via the sitting room where the space offers a pleasant surprise and natural light pours in through a large window overlooking the front gardens. A feature fireplace commands a focal point to the room and although closed off, the fireplace and chimney remain intact and could be put back to use subject to a satisfactory inspection. A door to the rear opens to the kitchen/breakfast room. This space is fitted with a basic range of units with space provided for a new owner to design a kitchen of their choice. The sink is set below a window looking onto the courtyard whilst a door opens to the staircase. At the rear we find a lobby area that leads to the bathroom and the courtyard outside. The bathroom is fitted with a bath, wash basin and w/c. On the first floor the stairs rise into the main bedroom which offers superb proportions and enjoys the view to the front. A door opens to the rear bedroom which offers a slightly smaller double room. The front bedroom offers adequate space to create a landing to separate these rooms.



Outside

From Quaves Lane we pass the boundary wall via a gate that opens to the extensive south facing front garden. A path passes the lawns and leads us to the front door of the property whilst a range of established hedges and shrubs frame the garden. At the rear we step from the rear lobby out to the small courtyard area.

Location

This charming cottage is superbly situated on one of this market town's rarely available lanes just footsteps from the Town and the open green space that forms the Castle Hills and Waveney Valley beyond. 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 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

Mains Electricity. Mains Water. Mains Drainage.

Energy Rating: E

Local Authority:

East Suffolk District Council

Tax Band: A

Postcode: NR35 1DF

What3Words: ///lifetimes.wharfs.logo

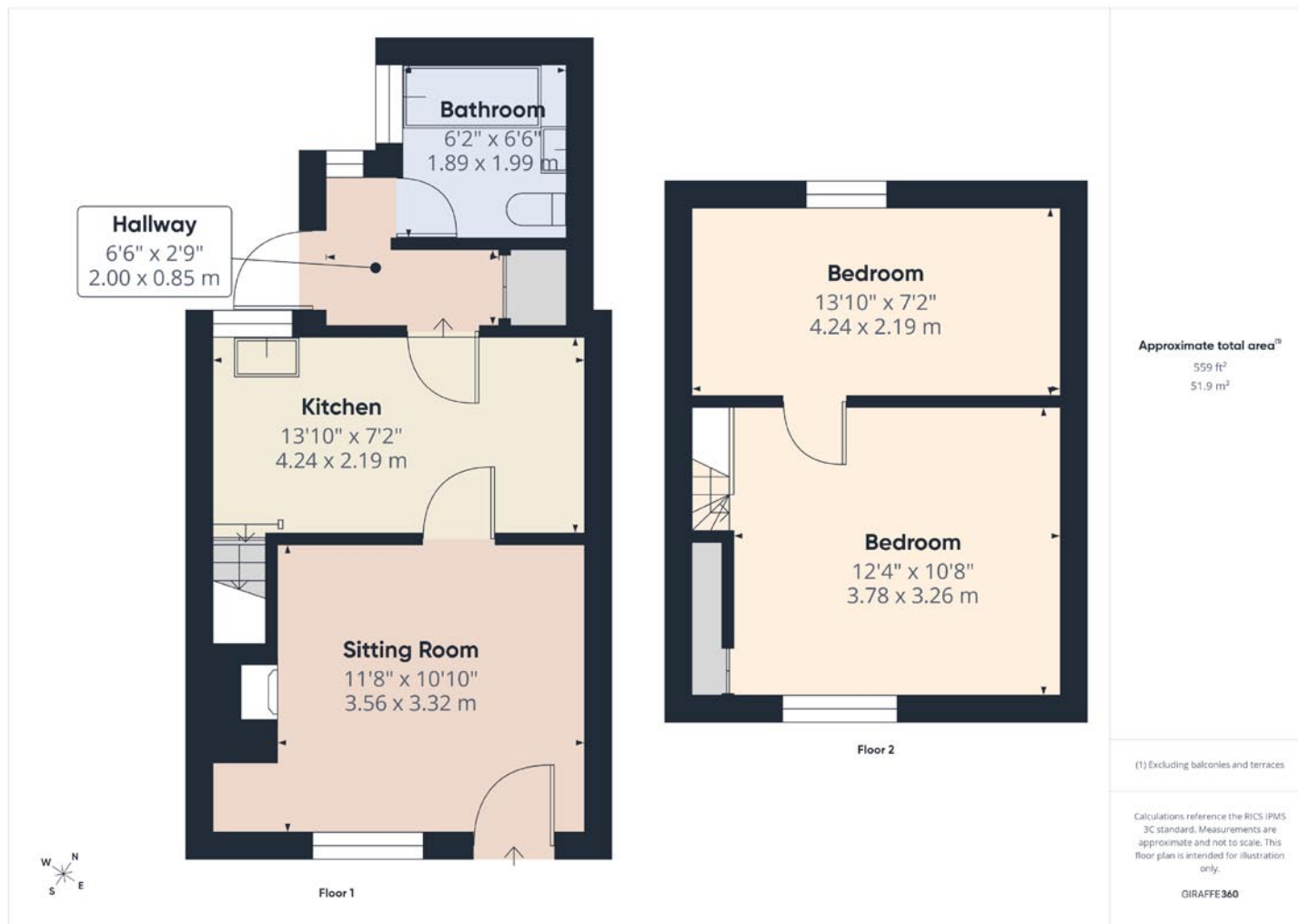
Tenure

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: £170,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

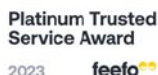
Loddon 01508 5211102

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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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