

Turnstile Lane,
Bungay, Suffolk.

MUSKER McINTYRE
ESTATE AGENTS

A deceptively spacious Town Centre cottage offering an abundance of charm coupled with the perfect balance to enjoy modern family life and entertaining alike. The property boasts superbly appointed accommodation offering a generous central sitting room, formal dining room, 20.ft kitchen/dining room, utility room and ground floor bathroom, on the first floor a shower room serves the two generous bedrooms whilst on the second floor we find a further charming bedroom. Outside a walled courtyard is found whilst external stairs rise to the most attractive roof terrace which can also be accessed from the main bedroom and enjoys the westerly aspect soaking up the afternoon and evening sun.



Accomodation comprises briefly:

- Entrance Hall • Sitting Room
- Second Reception Room
- 20.ft Kitchen Dining Room
- Utility Room • Ground Floor Bathroom
- First Floor Shower Room
- Three Generous Bedrooms
- Walled Courtyard • Roof Terrace

Property

Pushing open the front door of this charming cottage we are welcomed by the entrance where the surprising feeling of space that flows throughout the property is instantly apparent. A door opens to the attractive ground floor bathroom at the front whilst doors to the utility room and sitting room lead into the main accommodation. The sitting room is set to the centre of the cottage and rightly feels like the heart of the home. A large fireplace provides a focal point to this impressive room and we flow from here into both the second reception room and kitchen dining room making the three spaces ideal for entertaining and family life. To the front we pass the stairs and flow open plan into the second reception room, this versatile space currently serves as a formal dining space but offers versatility in its use. To the rear we enter the impressive kitchen dining room through the French doors in the sitting room. This exceptional space opens to the courtyard and boasts an attractive range of modern fitted kitchen units set below bamboo work surfaces. A fitted oven, hob and extractor feature whilst the sink is set below a window looking onto the courtyard. A door opens to a large walk in pantry and we return to the entrance hall via the utility room. Climbing the stairs to the first floor we find our master bedroom which opens to the roof terrace, a substantial principle bedroom. The second bedroom looks to the front aspect whilst the recently refitted shower room boasts a modern white shower suite set against attractive tiled walls and a patterned floor which echoes the taste and standard throughout. Climbing the second set of stairs we find the third bedroom on the upper floor this charming room offers a generous independent space with limited headroom.























Outside

We approach the property via Turnstile Lane a pedestrian only access which leads from both Upper and Lower Olland Street in the heart of the Town. The front door enters the house from Turnstile Lane whilst gated access leads into the courtyard garden. The rear courtyard is framed by a wall providing a private seating area on the patio. French doors open from the kitchen dining room allowing the two spaces to flow seamlessly, an iron staircase rises from here to the roof terrace expanding the outside entertaining space. The terrace is decked with timber and offers a charming view of 'old' Bungay looking along the lane and soaking up the afternoon and evening sun. French doors lead into the main bedroom.

Location

Corner Cottage is situated on Turnstile Lane, nestled in the heart of this charming market town whilst offering an exceptional feeling of privacy. 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas Fired Central Heating. Mains Electricity, Water and Drainage.

Energy Rating: E

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1DA

What3Words: ///treatable.health.radiated

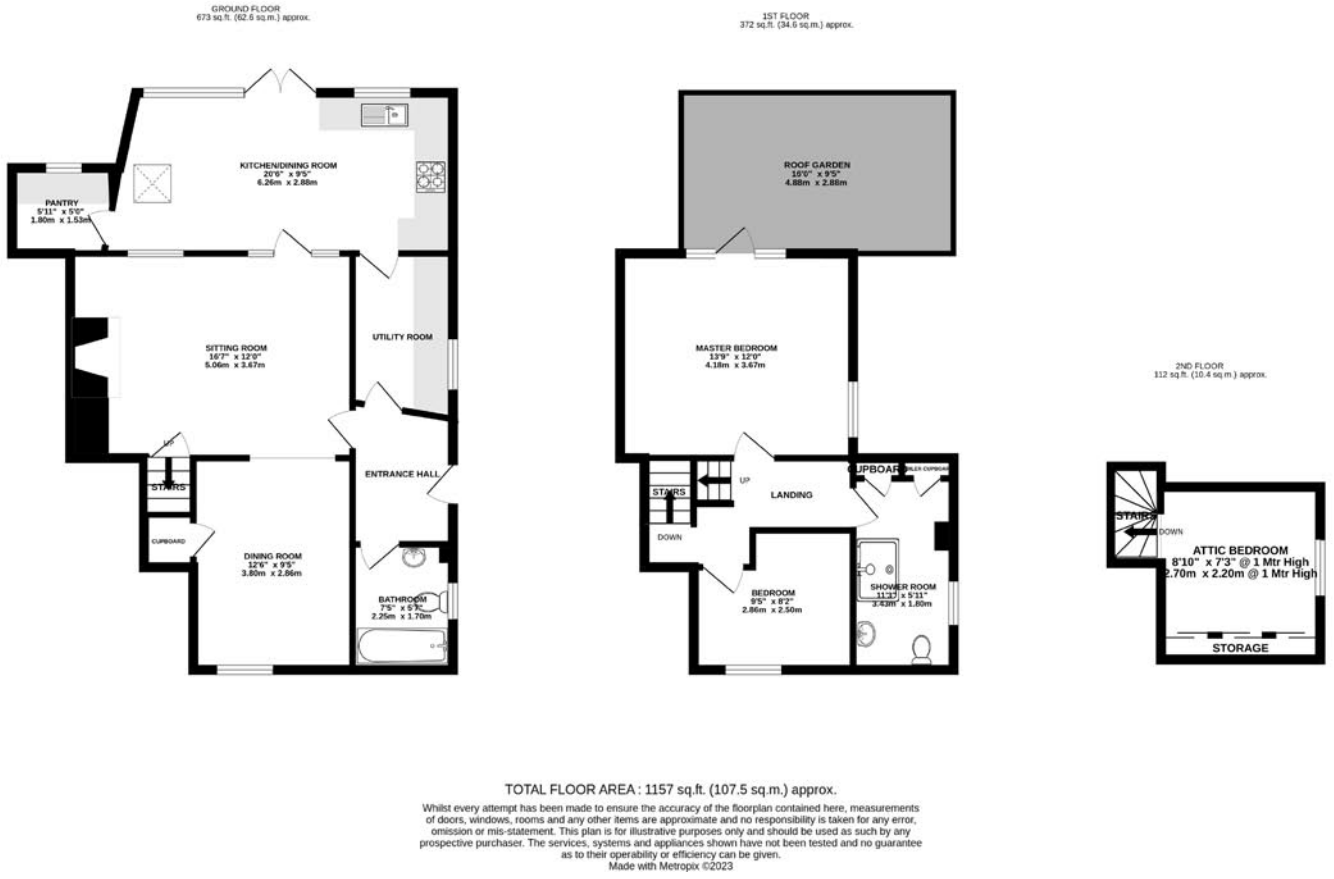
Tenure

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 Over: £225,000



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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

Offices throughout Norfolk & Suffolk:

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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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