



## Bungay,

Guide Price £650,000

- £650,000 - £700,000 Guide Price
- Electric Charging Point & Solar Panels
- Highly Sought After Location
- Untouched Field Views To Rear
- Wood Burner in Living Room
- NO CHAIN
- Renovated Throughout to A Very High Standard
- Large L Shape Kitchen with Dining Area
- EPC - C



# Beccles Road, Bungay

Bungay is a historic market town nestled in Suffolk's Waveney Valley, encircled by a graceful loop of the River Waveney. Steeped in history, the town features landmarks such as the ruins of Bigod's Castle, constructed in 1165, and the iconic 17th-century Buttercross in the Market Place. Bungay's town centre is officially recognised as a Conservation Area by English Heritage. The town is also known for its unique tradition of appointing a Town Reeve, a ceremonial role that continues to this day, reflecting Bungay's rich civic heritage. Surrounded by verdant water meadows and the tranquil landscapes of the Southern Broads, Bungay offers a serene setting for outdoor enthusiasts, with opportunities for walking, cycling, and canoeing. The town's commitment to sustainability is evident in its status as Suffolk's first Transition Town, focusing on local initiatives addressing climate change and community resilience. With its blend of historical charm, natural beauty, and vibrant community life, Bungay stands as a captivating destination for visitors and a cherished home for its residents.



Council Tax Band: E



## DESCRIPTION

This beautifully renovated four-bedroom detached home in the heart of Bungay offers an exceptional blend of modern comfort and countryside charm. At its core lies a spacious L-shaped open-plan kitchen and dining area both with plenty of integrated storage, fully equipped with high-end integrated appliances and ample room for a large dining table. Expansive bifold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces and providing uninterrupted views over the surrounding fields. The home also features a generous living room with a cosy wood-burning stove, added storage within the staircase, underfloor heating throughout, a luxurious master suite with en-suite bathroom, and eco-conscious additions such as a new combi boiler which is around 2 years old, solar panels and an electric vehicle charging station. Outside, there is ample parking for multiple vehicles, additional storage solutions, and a large landscaped garden perfect for entertaining, all set against the backdrop of stunning countryside vistas. Situated in one of Bungay's most sought-after locations, this property offers a refined rural lifestyle with easy access to local amenities and the serene landscapes of the Waveney Valley.

## LIVING AREAS

The generous living room serves as a cosy retreat, featuring a wood-burning stove that adds warmth and character. Underfloor heating ensures consistent comfort throughout the seasons, while large windows invite ample natural light, creating an inviting atmosphere for relaxation and family gatherings.

## KITCHEN

The L-shaped open-plan kitchen and dining area, epitomizing modern living. This expansive space features high-end integrated Bosch appliances and ample room for a large dining table, making it ideal for both everyday family meals and entertaining guests. Expansive bifold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces and providing uninterrupted views over the surrounding fields. The layout promotes an efficient workflow, with the strategic placement of appliances and workstations enhancing functionality. Natural light floods the area, creating a bright and inviting atmosphere that complements the home's contemporary aesthetic. This kitchen and dining space not only serves as a culinary hub but also as a central gathering place, embodying the perfect blend of style, comfort, and practicality.

## UTILITY AND W.C

The ground floor boasts a well-appointed utility room, thoughtfully designed to

accommodate both a washing machine and a tumble dryer. It also features a heated towel rail for added convenience. Adjacent to the utility area is a modern cloakroom, complete with a WC and a stylish hand wash basin, offering practicality and comfort for daily living, plumbing is in place for shower to be added.

## BEDROOMS

The bedrooms in this beautifully renovated and are thoughtfully designed to offer both comfort and elegance. The principal suite serves as a luxurious sanctuary, featuring a spacious layout with large windows that flood the room with natural light, creating a serene and inviting atmosphere. It includes a private en-suite bathroom equipped with a modern four piece suite providing a spa-like experience for relaxation with a free standing bath and views to the rear garden. The additional bedrooms are generously sized, each offering ample space for furnishings and personal touches, making them ideal for family members or guests. Large windows in each bedroom not only allow for plenty of natural light but also offer picturesque views of the surrounding countryside, further connecting the interior spaces with the home's beautiful natural setting. Together, these bedrooms combine functionality with refined aesthetics, creating restful retreats that cater to modern living while embracing the charm of the rural landscape.

## BATHROOMS

The property features two beautifully appointed bathrooms, each designed with both luxury and functionality in mind. The family bathroom offers a modern three-piece suite, including a spacious walk-in shower, a WC, and a double vanity unit with twin sinks, providing ample space for shared use. The en-suite bathroom is a true retreat, boasting a four-piece suite that includes a stunning freestanding bath positioned to offer serene views of the rear gardens, a generous walk-in shower, a sleek hand wash basin, and a WC. Both bathrooms are finished to a high standard, combining contemporary design with practical features to enhance daily living.

## OUTSIDE

Nestled in a tranquil setting, this property boasts a spacious double driveway at the front, providing ample parking for multiple vehicles. Gated access on both sides of the home ensures seamless entry to the rear garden. The rear garden is a harmonious blend of lush lawn, mature shrubbery, and a generous patio area—perfect for outdoor entertaining or quiet relaxation. The true highlight is the

uninterrupted views over the adjacent open fields, offering a picturesque backdrop and attracting a variety of visiting wildlife, creating a serene and natural haven right in your backyard.

### **TENURE**

Freehold.

### **OUTGOINGS**

Council Tax Band E

### **SERVICES**

Mains electricity, mains water, mains drainage, mains gas and solar panels

### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20893/JD.

### **FIXTURES AND FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

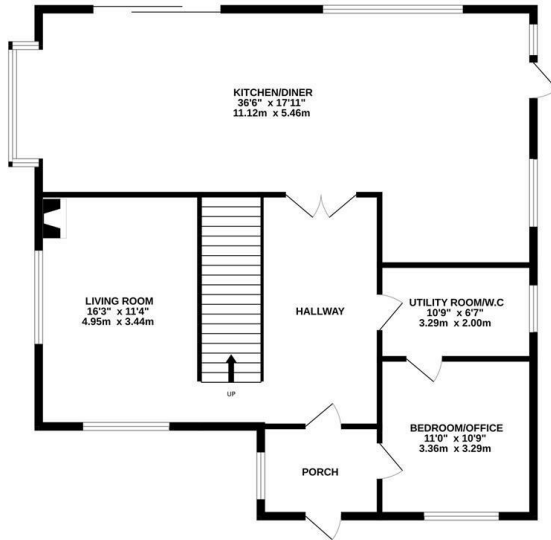




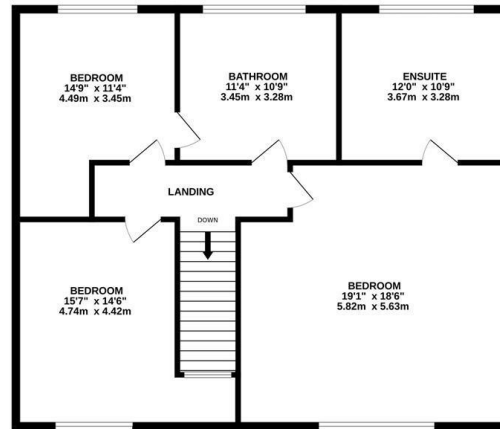




GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.

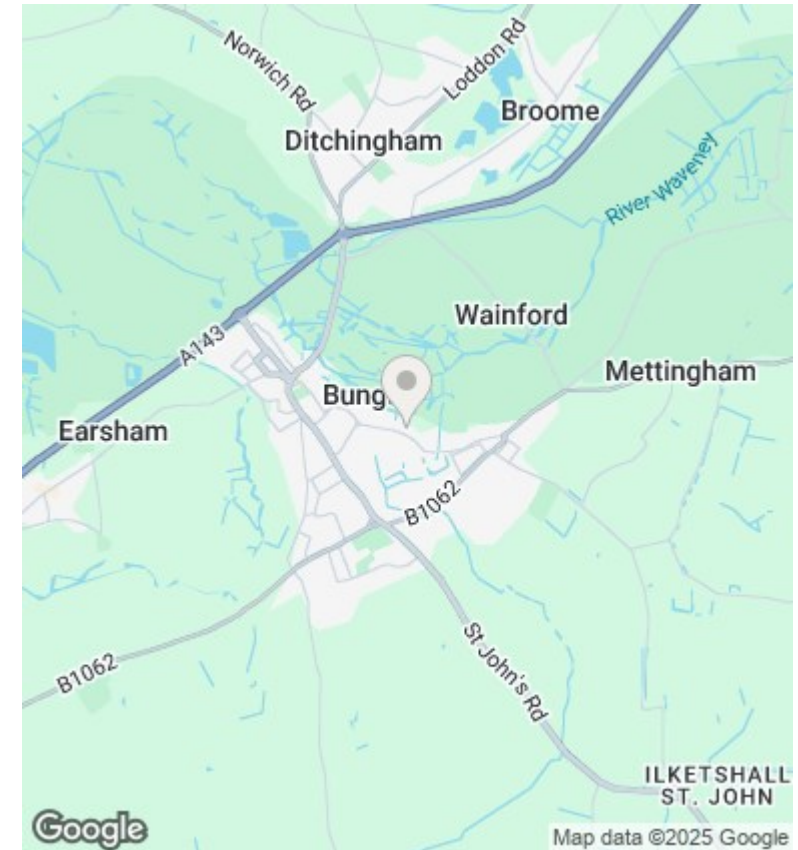


1ST FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)