



Bungay, Suffolk

Guide Price £790,000

- £790,000-£800,000 Guide Price
- Four Bedrooms in Main Home with One Bedroom Annexe Potential
- Double Garage, Store, Studio and Ample Parking on Driveway
- Completely Refurbished Detached Bungalow
- High Specification Appliances Throughout
- Highly Sought After Location in Bungay
- Substantial Corner Position with an Acre Meadow
- Dual Aspect Windows and Doors

Woodland Drive, Bungay

Bungay is a historic market town nestled in the Waveney Valley in northern Suffolk, England. Situated along a meander of the River Waveney—which forms the border with Norfolk—the town lies approximately 13 miles southeast of Norwich and about 5.5 miles west of Beccles. Its strategic riverside position has contributed to its rich history and enduring charm. The town's blend of historical significance, scenic surroundings, and proximity to notable destinations contributes to its unique appeal.



Council Tax Band: D



DESCRIPTION

Nestled at the edge of Bungay in a prestigious, tree-lined enclave, this completely renovated detached bungalow delivers luxurious, flexible living over one floor and an acre meadow. A striking 47' open-plan kitchen/dining/family room flows effortlessly onto a spacious entertaining terrace, while four adaptable bedrooms and two stylish bathrooms plus a self-contained lower level with annexe potential with one bedroom, living area and shower room (STP), offering multigenerational or guest-suite versatility. Set within a private 0.3-acre landscaped plot plus an acre meadow, the home enjoys panoramic, far-reaching views from wrap-around balconies, plus a double garage with electric doors, studio/home office, and ample driveway parking. Perfectly blending contemporary finish, shaker cabinetry, quartz accents, wood-block flooring, seamless indoor-outdoor living, it stands as an exclusive retreat just moments from Bungay's amenities

LIVING AREAS

The centrepiece of this luxury suburb split-level bungalow lies in its expansive 47' open-plan kitchen, dining, and family space, featuring sleek shaker cabinetry, wooden worktops, a double-range oven, butler ceramic sink with quartz surround, and rich wood-block flooring. Natural light floods in through multiple sets of sliding doors that fully open onto the wrap-around balcony, seamlessly merging interior living with the outdoors and showcasing far-reaching elevated views across the landscaped plot and meadow. At the other end, a stylish bar area sets the scene for effortless entertaining, while an abundance of space invites relaxed dining and lounging. Adjacent, the main reception lounge, with its cosy wood-burner, provides a distinct yet connected space for more intimate gatherings. Together, these spaces create a dynamic, light-filled hub, perfect for family life or hosting guests in contemporary elegance .

KITCHEN

The newly installed shaker-style kitchen is a chef's delight, fitted with sleek wall and base units topped with rich timber worktops and a stunning quartz surround that elevates the butler ceramic sink into a design statement. At its heart is a high-spec double-range oven and hob, complemented by a powerful extractor fan, ideal for serious cooking. Integrated appliances include a dishwasher and generous space reserved for an American-style fridge/freezer, ensuring both convenience and functionality. The kitchen's layout is thoughtfully planned, with comforting wood-block flooring underfoot and a rear door leading

directly to the landscaped garden, perfect for al fresco flows. Bathed in natural light from the adjacent living areas, this culinary space strikes a superb balance between form and function, ready for family meals or full-scale entertaining

BEDROOMS

The home four beautifully appointed bedrooms, each thoughtfully positioned to maximise comfort and natural light. At the front, a double bedroom, ideal as a home office or guest suite, features fitted storage and direct access via double doors onto the wrap-around balcony, offering serene views and an abundance of fresh air. Another front-facing double bedroom, complete with built-in wardrobes, sits adjacent to the sleek, stylish panelled shower room. The rear of the home is occupied by the peaceful principal bedroom, tucked away for tranquillity and enjoying an en-suite shower room finished to the same high standard as the rest of the property, plus private access to the rear courtyard garden, perfect for morning coffee or a quiet outdoor retreat. Together, these rooms combine generous proportions, premium fixtures, and subtle elegance for a refined and restful living experience

BATHROOMS

The primary shower room is elegantly finished with stylish panelled walls and features a generous double walk-in shower, a sleek W/C, and a contemporary hand-wash basin, an ideal blend of modern design and functionality. Meanwhile, the en-suite bathroom off the principal bedroom offers a private retreat with matching high-end finishes, including an equally luxurious shower, refined fixtures, and a serene aesthetic that complements the room's peaceful garden access . Both bathrooms showcase the property's attention to detail and commitment to quality

OUTSIDE

Set within a private 0.3-acre landscaped plot, this exceptional bungalow offers a blend of elegance and practicality. Approached via Woodland Drive, the property features a block-paved driveway providing ample off-road parking for multiple vehicles. The integral double garage is equipped with electric roller doors, offering secure and convenient access. For additional storage, there's a separate store room, and a studio/home office provides versatile space for work or leisure. The wrap-around balcony, accessible from the main living areas, offers stunning far-reaching views, enhancing the home's appeal. The landscaped grounds also include an entertaining terrace on the lower level, perfect for outdoor gatherings. Further lawns to the front contribute to the property's curb

appeal. Additionally, a 1-acre meadow adjacent to the home is included in the sale, offering further potential. This expansive outdoor space enhances the property's exclusivity, providing a rare opportunity in this sought-after location

OUTBUILDINGS

The property features a range of thoughtfully designed outbuildings that enhance its functionality and appeal. The double garage, equipped with electric roller doors, offers secure parking and additional storage space. Adjacent to the garage, a studio/home office provides a versatile space suitable for remote work, creative pursuits, or as a private retreat. These outbuildings are complemented by a separate store room, ideal for garden equipment or hobby storage. Together, they offer a blend of practicality and flexibility, catering to the diverse needs of modern living

TENURE

Freehold

OUTGOINGS

Council Tax Band D

VIEWING ARRANGEMENTS

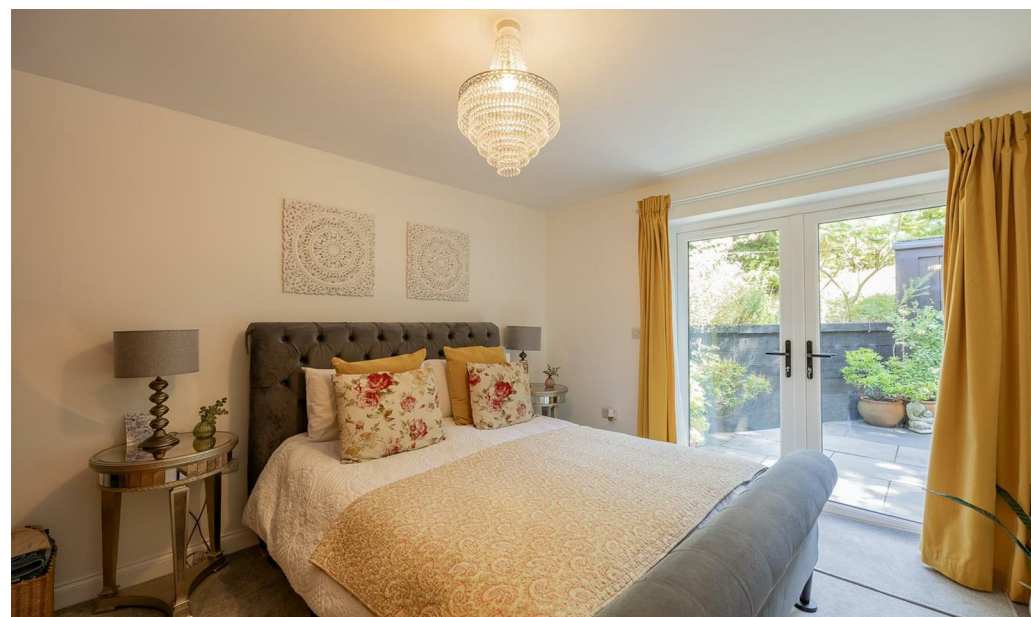
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

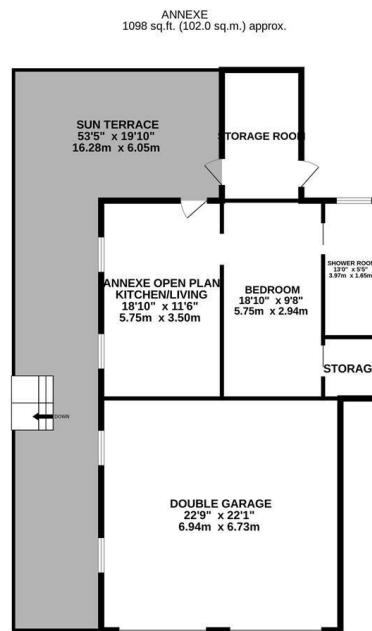
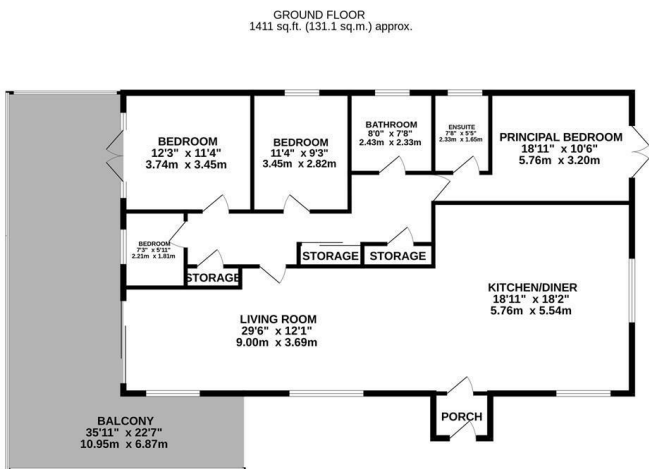
Tel: 01502 442889

FIXTURES AND FITTINGS

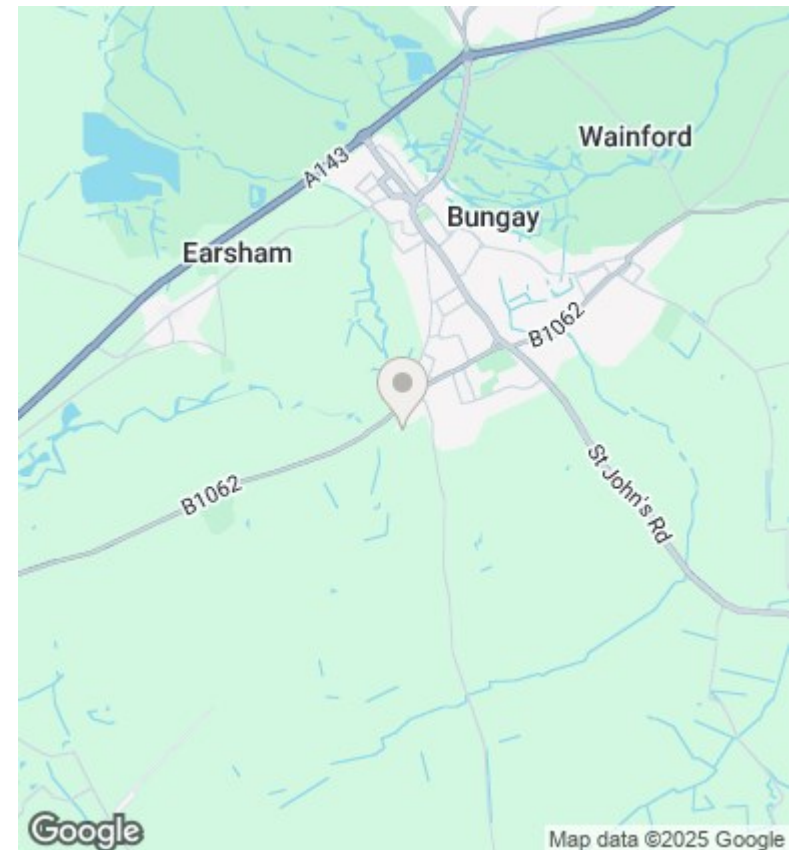
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TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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