



100 Waveney Road, Bungay

Minors & Brady



# 100 Waveney Road

## Bungay

Guide Price: £300,000-£325,000. Occupying a quietly elevated position on the edge of Bungay, this impressive family home enjoys far-reaching views across open fields that immediately set it apart. From the moment you arrive, there is a sense of privacy and calm, with the landscape unfolding beyond the garden and becoming a living backdrop to everyday life. Inside, light-filled and generously proportioned accommodation flows effortlessly, while outside, a beautifully tiered garden offers multiple vantage points from which to enjoy the scenery. This is a home designed for both family living and unhurried moments of relaxation, where the outlook truly steals the show.

- Guide Price: £300,000-£325,000
- Elevated edge-of-town position with uninterrupted views over open fields
- Brand-new boiler installed
- Peaceful setting offering privacy without isolation
- Light-filled living spaces with direct garden access
- Strong indoor-outdoor connection ideal for entertaining
- Generous and flexible accommodation suited to modern family life
- Mature trees and established borders providing year-round interest
- Storage with workshop space
- Off-road parking and practical features supporting everyday living





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## Location

Bungay is a thriving market town set along the beautiful Waveney Valley, known for its strong sense of community, independent shops and charming historic centre. The town offers a range of amenities including schooling, cafés, leisure facilities and riverside walks, while still maintaining a distinctly rural feel. Surrounded by open countryside yet within easy reach of Beccles, Halesworth and the Suffolk coast, Bungay appeals to those seeking a balanced lifestyle—where scenic landscapes, convenience and community come together effortlessly.

## Agents Note

We understand the property will be sold freehold, connected to all mains services with gas central heating.

Brand-new boiler installed.

Please note due to a restrictive covenant you will not be able to keep chickens or rabbits.



M&B



## 100 Waveney Road

### Bungay

The journey through the house begins with a welcoming entrance that instantly conveys a sense of space and practicality. The main living area is bathed in natural light, with glazing that draws your eye directly towards the garden and the fields beyond. Doors open seamlessly onto the outdoor seating space, blurring the line between inside and out and creating an ideal setting for entertaining or quiet evenings watching the seasons change.

The heart of the home lies in the spacious kitchen, thoughtfully arranged to support busy family life and social gatherings alike. Ample storage and preparation space make it as functional as it is inviting, while direct access to the garden enhances the connection to the outside. The ground floor also holds its own WC, an ideal convenience for guests and residents.

Upstairs, the accommodation offers excellent flexibility, easily adapting to growing families, visiting guests or those needing dedicated work-from-home space. Views from the rear continue to impress, offering peaceful outlooks that reinforce the home's countryside setting.



M&B

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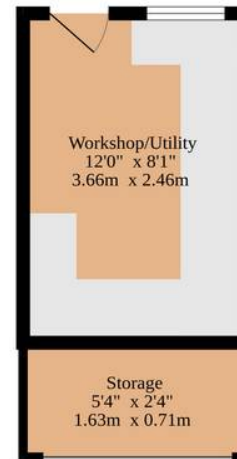
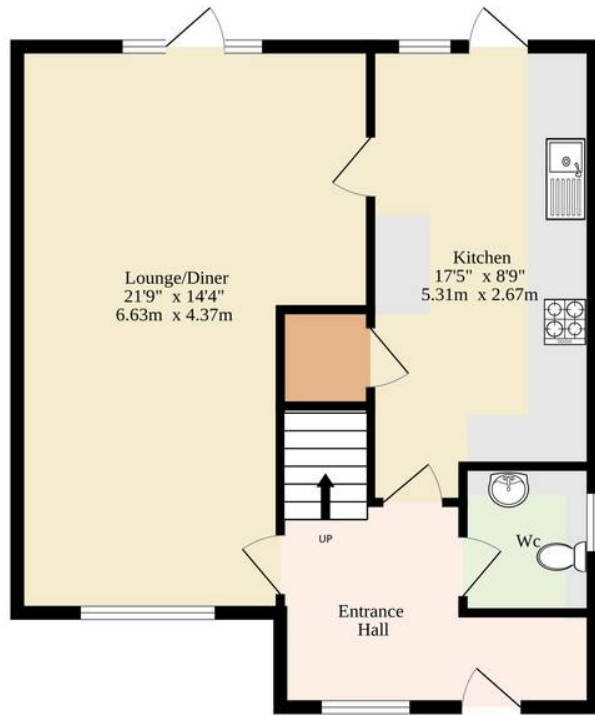
Bungay

Stepping outside, the garden becomes a true highlight. Designed over gentle levels, each section has its own character, from relaxed seating areas close to the house to a raised deck and a further terrace below—each providing a slightly different perspective across the surrounding fields. Mature planting frames the garden beautifully, providing colour, structure and privacy throughout the year.

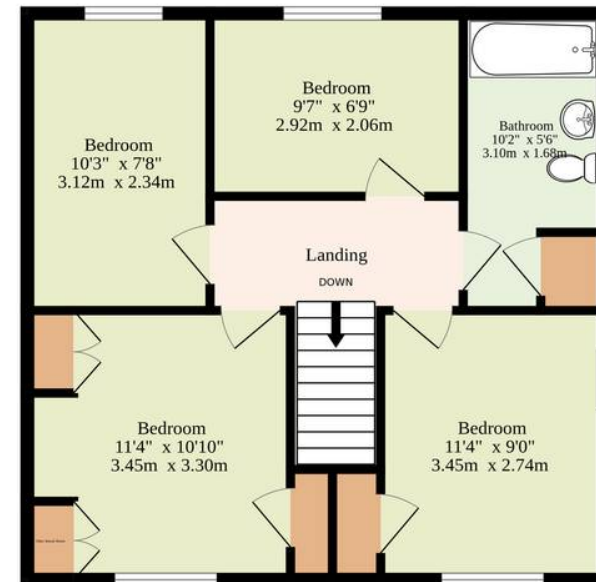
Practical additions including extensive storage, workshop space and off-road parking ensure this home delivers as much function as it does lifestyle appeal.



Ground Floor  
693 sq.ft. (64.4 sq.m.) approx.



1st Floor  
453 sq.ft. (42.1 sq.m.) approx.



Sqft Includes Outbuildings

TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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