

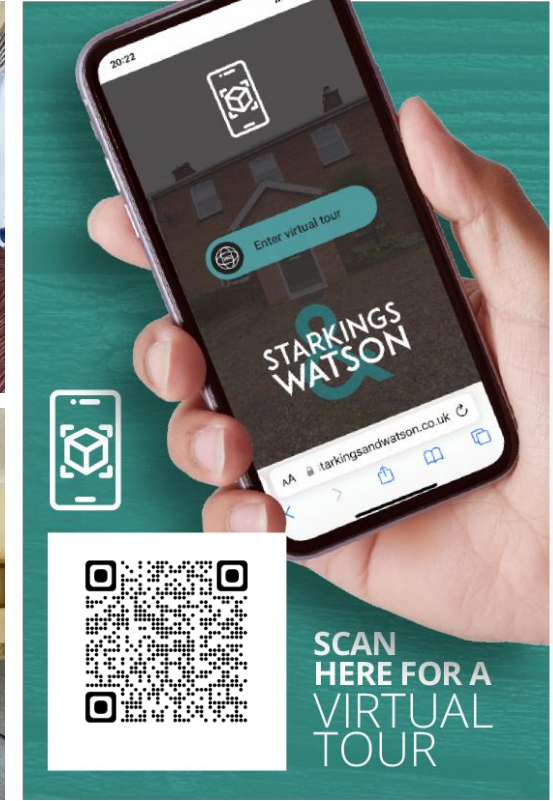
LOWER OLLAND STREET

# Bungay NR35 1BX

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Georgian Home
- Town Centre Location
- Grade II Listed with Period Features
- Two Main Reception Rooms
- Three Bedrooms & Bathroom
- Kitchen/Utility & Separate Cloakroom
- Private Side Garden
- Driveway Parking & Garage

### IN SUMMARY

Located within the heart of BUNGAY itself you will find this GRADE II LISTED GEORGIAN SEMI-DETACHED HOME benefiting from PRIVATE SIDE GARDENS, DRIVEWAY PARKING for MULTIPLE VEHICLES and a DETACHED GARAGE/WORKSHOP. Internally, the surprising accommodation expands to approximately 1250 Sq. ft (stms) and offers a central hallway with a cloak/utility room, front SITTING ROOM filled with period charm, HIGH CEILING as well as a FIREPLACE, DINING ROOM opening onto the garden which is then semi-open plan to the kitchen. The kitchen is well fitted and offers another utility space. On the first floor there are THREE GENEROUS BEDROOMS and a RE-FITTED SHOWER ROOM.

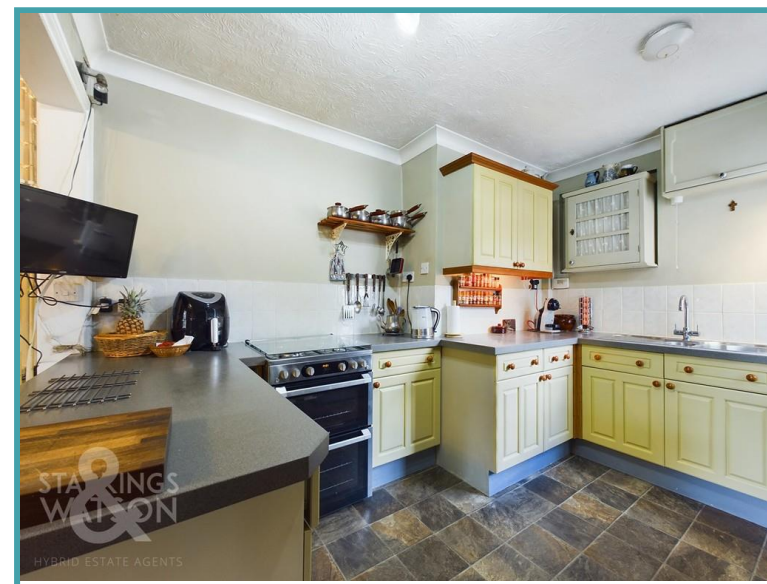
### SETTING THE SCENE

The property has two access points, one to each side. The main entrance into the central hallway is to the right-hand side accessed via the driveway providing ample off-road parking on the hard standing driveway leading to the detached single garage to the rear. The driveway also provides pedestrian access for the

adjoining cottage. There is a small gated area which then leads through the main door into the hallway.

### THE GRAND TOUR

Entering the property via the main entrance door from the side driveway, you will find a welcoming entrance hallway with access to the first-floor landing and under-stairs storage. From the hallway you will find a cloak/utility room with work surfaces and storage, as well as space for white goods and a W.C. The main sitting room is a wonderful space with a high ceiling and feature fireplace. The sitting room has a dual aspect to the front and side, as well as picture rails and built-in storage. There are then steps up to the dining room which also has a further feature fireplace and access onto the side garden. The dining room is open plan to the kitchen with ample cupboard storage and rolled edge work surfaces, with space for a free-standing oven and fridge freezer. Off the kitchen is another utility space. Leading up to the first floor landing you will find a spacious and bright landing space with room for storage. There is a generous double bedroom currently used as the main bedroom overlooking the garden with built-in storage. The main shower room has been recently re-fitted with a large walk-in shower and the second double bedroom can be found opposite with built-in storage. The third and final bedroom can be found to the rear.



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## THE GREAT OUTDOORS

The main garden which is completely private is located to the side. The garden provides direct access to Lower Olland Street also. The garden is landscaped with mature trees and shrubs as well as extensive planting and hedging keeping that private feel. There are pleasant lawns and paved terracing and patios areas creating the ideal space to relax and entertain. There is an access from the garden to the main house via a traditional entrance door, whilst accessed from the driveway you will find a detached single garage/workshop offering power and light.

## OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay. Just off the high street on Lower Olland Street, where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

## FIND US

Postcode : NR35 1BX

What3Words : ///books.footpath.unloading

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Buyers are advised the cottage is Grade II Listed and whilst the driveway is owed by the property there is a pedestrian right of access for the adjoining cottage over the driveway.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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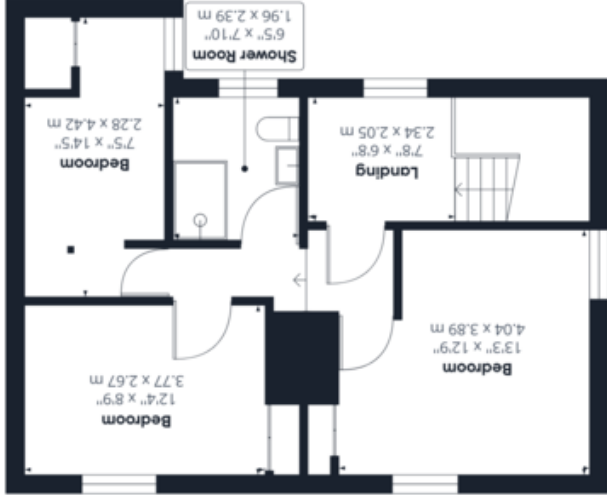
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1259.27 ft<sup>2</sup>  
 116.99 m<sup>2</sup>