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*Upper Olland Street,
Bungay, Suffolk.*

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ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles
Southwold - 17.2 miles

A handsome, double fronted, Georgian Town House situated in the heart of the vibrant market town of Bungay. The property sits on a most desirable road boasting superb access to the Town and open green spaces that surround Bungay. Internally the generous accommodation boasts a charming entrance, two large reception rooms, family kitchen dining room plus utility area and a cellar whilst on the upper floors four double bedrooms and two bathrooms complement the space. Outside the generous plot provides a most attractive, enclosed rear garden which provides entertaining space, room to play and a nature corner with wildlife pond. The added benefit of off road parking for two cars is accessed via Quaves Lane. Viewing is essential to appreciate the space and location on offer.



Property

Pushing open the original front door we step under the decorative fan light window into the entrance hall of this charming family home. Doors open to both reception rooms whilst stairs rise to the first floor with a door below that opens to the full height brick lined cellar. To our left we step into the sitting room where the sash window fills this generous room with natural light. An open fire offers a cosy focal point to this generous space. A linking door opens to the kitchen dining room. Stepping across the hall we enter the family/ formal dining room which mirrors the sitting room and flows open plan into the additional space currently a small library. The two rooms provide the perfect space for modern family life and entertaining alike. From the library area a door leads to the rear lobby which in turn opens to the rear garden and utility at the rear whilst a door returns to the kitchen. The kitchen offers a superb space for the family to come together and informal dining. The kitchen is fitted with a range of wall and base units set over an attractive tiled floor. Wooden effect work tops provide fantastic workspace whilst provision is made for the cooker, dish washer, fridge and freezer. There is also a delightful walk in larder area, currently used as a small office space. The sink is set below a large window which enjoys a view of the garden. Returning to the entrance hall we climb the stairs to the first floor landing where we find access to our first two large double bedrooms. These superb rooms mirror the size of the reception rooms below and both enjoy large sash windows looking onto the roof top views over Upper Olland Street. Feature fireplaces in each room offer a charming focal point whilst the slightly smaller room enjoys the added benefit of a walk in closet. At the rear doors from both rooms lead to a lobby area which passes the airing cupboard and leads to the first of the bathrooms. This exceptional space is fitted with a large shower, bath, wash basin and w/c whilst a fireplace again adds a charming element to the room. Back on the landing a door opens to the second staircase which rises to the upper floor landing. Doors at either side of the landing open to the bedrooms whilst at the head of the stairs a door leads into the shower room. The two bedrooms again offer superb space with the smaller enjoying a far reaching view of the Waveney Valley. The larger is substantial and boasts a different perspective looking the length of Upper Olland Street. This completes the accommodation.







Outside

From Upper Olland Street we approach the property directly from the pavement and enter via the original front door. At the rear we step from the lobby on to the superb patio which is looked onto from the kitchen and offers the perfect spot for summer entertaining and enjoying the afternoon and evening sun, a fenced artificial lawn offers the perfect spot for play activities and has served the family well for football practise whilst the remainder of the garden has been laid to shingle which contrasts wonderfully against the red Suffolk brick walls that frame the space. A small brick potting shed offers storage which is added to by a larger timber shed which will remain in place. At the foot of the garden a nature pond encourages wildlife into the garden and a gate opens to access the parking spaces which are located off Quaves Lane.

Location

This charming Town House is superbly situated on one of this market town's most desired streets. 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

Mains Electricity.
Mains Water.
Mains Drainage.
Gas Fired Central Heating.
Energy Rating: Exempt.

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1BG

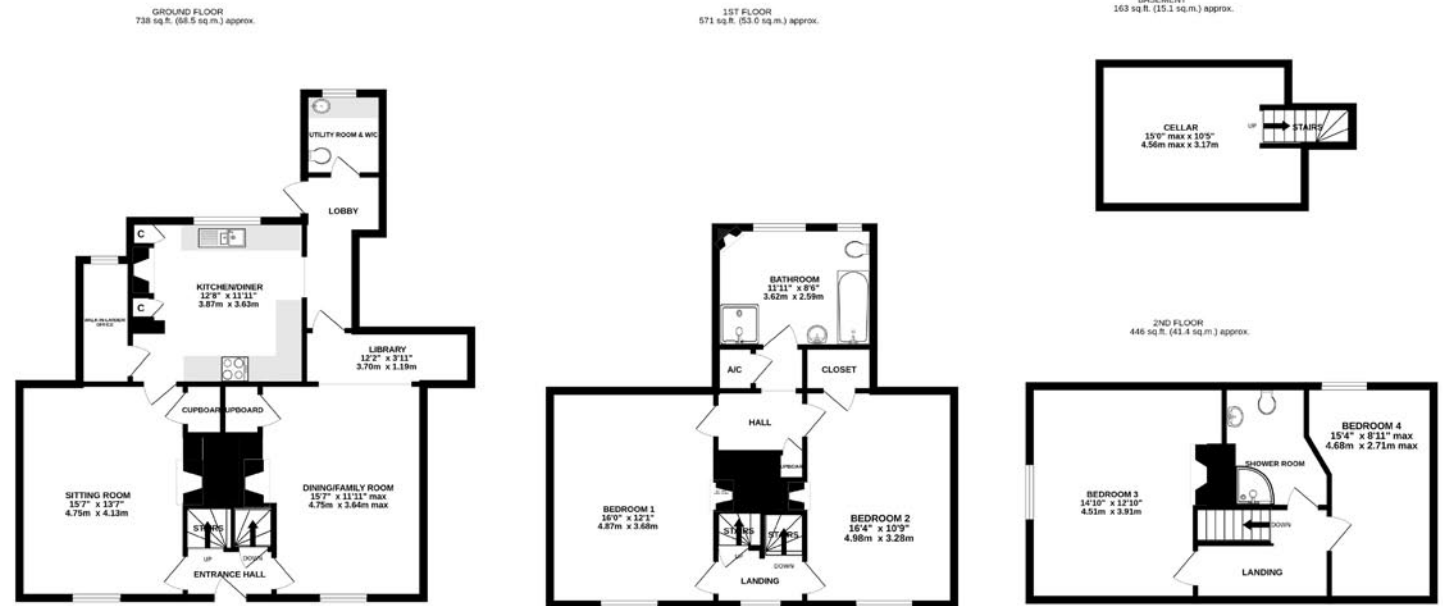
Tenure

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.

Guide Price: £460,000



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles 01502 710180
Diss 01379 644822
Norwich 01603 859343
Harleston 01379 882535
Loddon 01508 521110
Halesworth 01986 888205



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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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