



*Lower Olland Street,
Bungay, Suffolk*



**MUSKER
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ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles
Southwold - 16.8 miles

Superbly situated for the centre of town we are pleased to offer this charming two double bedroom red brick cottage. The property has been sympathetically extended whilst retaining many of the original character features of the home. Internally two reception rooms, a generous kitchen diner and ground floor bathroom feature whilst on the first floor we find two double bedrooms off the landing. Outside a walled garden offers a superb private space to enjoy through the summer months. Offered with no onward chain this superb opportunity has to be seen.



Property

Stepping through the front door of this immaculate property we are welcomed by the sitting room where the charm and surprising amount of space that flows throughout the home is instantly apparent. A window to the front aspect fills the room with natural light whilst our eye is drawn to the brick fireplace which houses the wood burning stove. Our stairs rise beside the fire to the first floor and door opens to the dining room. This surprising second reception room offers versatile use as the kitchen diner provides ample dining space. Currently used as a second sitting/family room this room really adds to the feeling of space in the cottage. From here we step into the kitchen diner, a window enjoys the view onto the rear garden whilst velux roof lights fill the space with natural light and create a contemporary feel to the newer part of the house. A good range of modern wall and base units provide superb storage and contrast against the tiled flooring and granite effect work surfaces. A fitted oven, hob and extractor feature whilst space is made for the washing machine and upright fridge freezer. At the opposite end space is made for a dining table or more relaxed seating if the formal dining room is being used. At the rear of the house we pass through the lobby where a large cupboard houses the gas combination boiler. A door opens to the garden whilst internally we step into the bathroom which echoes the clean finish found throughout. A bath with shower and fitted screen over features along with the Wash basin and w/c. Climbing the stairs we step onto the generous landing area which leads to both bedrooms. At the rear a generous double room looks onto the garden whilst at the front an exceptional double room enjoys a feature fireplace and large over stairs cupboard. This completes the accommodation.







Outside

From Lower Olland Street we enter the property via the front door whilst at the rear access behind the former St Johns Ambulance Building gives right of way over number 31. At the rear we find the most charming walled garden which offers a fully enclosed, private space to enjoy the outside. A door leads from the rear lobby onto an area of patio which is framed with planted border beds whilst steps lead up to the main garden area which is currently laid to shingle for ease of maintenance. A brick storage shed is set to the corner of the space.

Location

This property is located footsteps from the vibrant, historic market town of Bungay. 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 Central Heating & Hot Water System.
Energy Rating: D

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: NR35 1BY

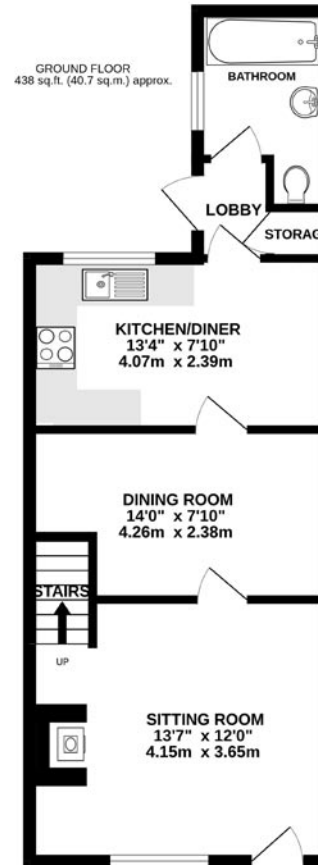
Tenure

Vacant possession of the freehold will be given upon completion.

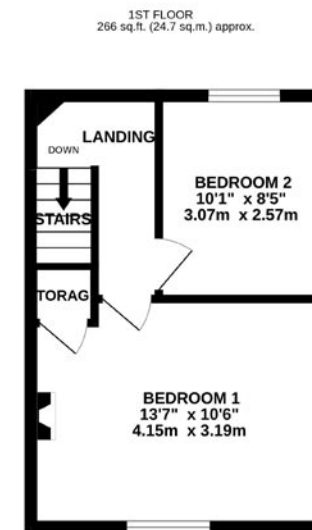
Agents' Note

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.

Offers Over: £190,000



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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:

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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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