



*Lower Olland Street,
Bungay, Suffolk*



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

Superbly situated for the centre of town we are pleased to offer this charming detached family home. The property has undergone an extensive renovation and now boasts immaculately presented-modern living hidden behind the charming double bay frontage. The generous accommodation boasts an open plan lay out perfect for entertaining and family life alike. Outside a large parking area is set to the front whilst at the rear a generous landscaped courtyard complements the property.



Property

Stepping through the front door of this immaculate property we are welcomed by the entrance hall. Stairs rise to the first floor whilst washed timber effect flooring flows from here through the entire ground floor of the house. Stepping into the sitting room the impeccable standard that flows through the property is instantly apparent. A large bay window over looks the front aspect and fills the room with natural light, a feature fire is set on the wall whilst a large cupboard sits below the stairway providing our all essential storage. From the sitting room we flow open plan to both the dining/family room and our kitchen at the rear. The dining/family room mirrors the sitting room again with a large bay window and offers a generous second reception room which comfortably accommodates our family dining table and more relaxing furnishings. Stepping into the kitchen the attention to detail shown through the refurbishment is obvious. The kitchen boasts a vast range of modern high gloss units set below a contrasting granite effect worktop, our fridge, cooker, hob and extractor are all incorporated along with our dish washer. A double bowl sink is set below the window whilst french doors open to the stunning courtyard. A door opens in the corner of the kitchen to our wash room where we find a contemporary w/c and hand basin. Returning to the hall we climb the stairs to the first floor landing. Set to the front of the house we find our two larger double bedrooms both of which at 17ft. provide an enviable bedroom space that looks onto the frontage. Our master enjoys a fully fitted triple wardrobe, double chest of drawers and dressing table area, our second bedroom enjoys a double wardrobe. At the rear of the landing we find our third double room currently housing a king size bed, this generous room enjoys the view onto the rear garden and roof tops in the backdrop. Completing the accommodation is our family bathroom. Finished to an excellent standard and offering a four piece suite comprising a double quadrant shower, bath, w/c and hand basin all set against fully tiled flooring and walls. A large cupboard houses our laundry appliances.







Outside

The front of the property is approached by a newly laid driveway which provides an ample parking area for three vehicles side by side. A path leads to the threshold where we enter the house via the front door between our attractive bay windows. The path continues to the side of the house where we find gated access to the rear garden. The rear courtyard garden is of superb proportions and boasts privacy from the wall surrounding it. Chelsea set paving fills the main of the garden whilst a raised timber deck provides a perfect sun trap for al-fresco dining. A range of established climbing shrubs and plants fill the space with colour whilst a brick out-house provides our storage solution. Power feeds to this space and a butler sink with cold water tap is found.

Location

This property is located central to the vibrant 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: C
Postcode: NR35 1HE

Tenure

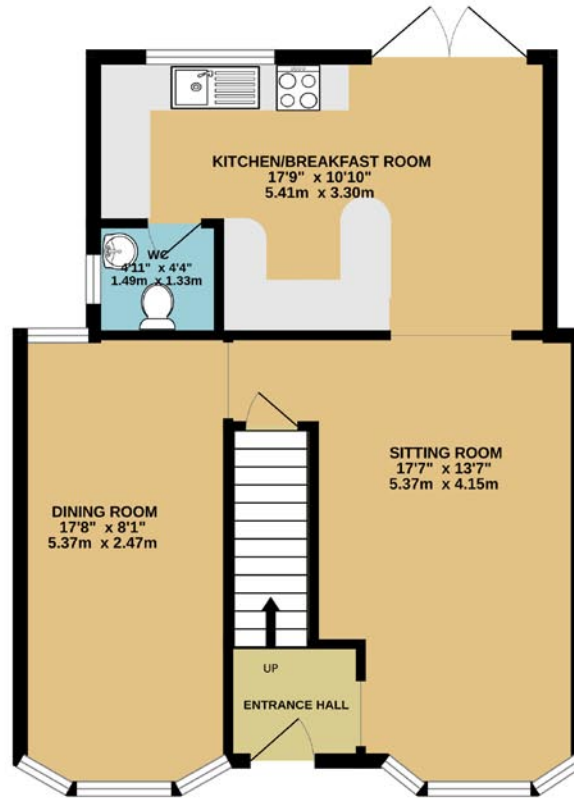
Vacant possession of the freehold will be given upon completion.

Agents' Note

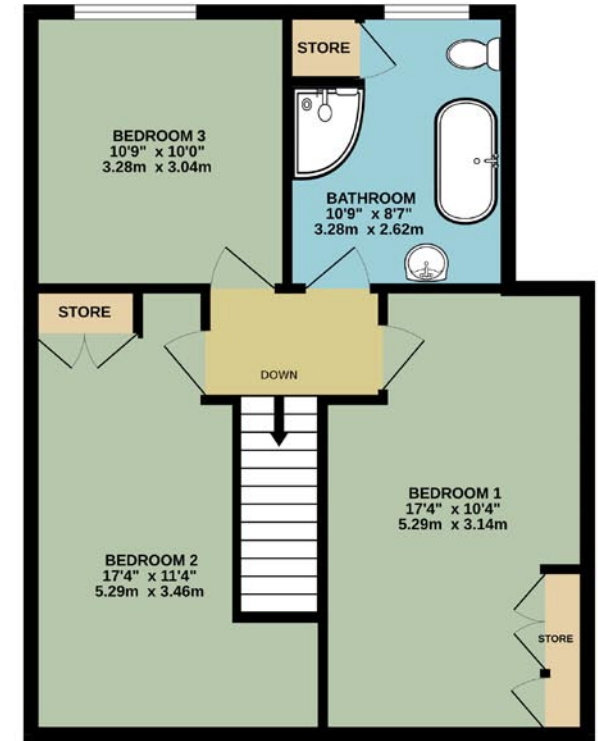
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000

564 sq.ft. (52.4 sq.m.) approx.



575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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.

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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