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ESTATE AGENTS

Webster Street,
Bungay, Suffolk.

Beccles - 5.8 miles
Norwich - 15 miles
Southwold - 16 miles

A delightful Victorian, Mid-Terrace Cottage, sympathetically modernised whilst retaining much of the original charm of the home. The property is ideally situated just footsteps from the vibrant market Town of Bungay whilst offering superb access to the surrounding open green spaces that follow the River Waveney. Internally two reception rooms, modern kitchen and utility room feature on the ground floor with two first floor double bedrooms and the bathroom. Outside the attractive rear cottage garden offers a generous space laid to lawn and framed with an array of native plants and shrubs.



Property

Entering via the modern yet tasteful front door of this charming Victorian Cottage we are welcomed by the Sitting Room, a generous room which boasts an open fireplace with with the wood burner being the focal point. . A large window to the front fills the space with natural light whilst a door opens to the Dining Room. The Dining Room offers a second generous reception room which enjoys an original pamment tiled floor which contrasts against the stripped pine doors. A window looks onto the rear garden whilst our stairs rise to the first floor. A large under stairs cupboard offers a superb storage space and a door leads us into the kitchen. Stepping into the kitchen we find a modern range of units set below contrasting work surfaces. Space for a cooker and fridge freezer feature whilst a one and a half bowl sink is set in the work top and two windows look onto the garden. A door from here leads out to the garden whilst a second door opens to the utility room which provides an exceptional additional work area that offers further kitchen unit storage and space for our laundry appliances. A window looks the length of the garden and door opens to the same. Back in the Dining Room we climb the stairs to the first floor landing where doors open to both bedrooms and the delightful bathroom. At the front of the property we find our impressive Master Bedroom. A window over looks the front aspect whilst woolen carpets complement the room. Stepping along the landing we find the bathroom which has been sympathetically fitted to echo the charm of the property whilst providing a modern functional space. A fitted bath with shower above features alongside the w/c and ceramic sink set above a bespoke vanity unit. Completing the accommodation is the second double bedroom which enjoys a view to the rear aspect and across the garden.







Outside

The property enjoys a surprisingly quiet central position approached via a small walled front garden that gives gated access to a path which leads to our front door. Lavender lines the path whilst the remaining space is laid to shingle. At the rear we find access from both the kitchen and utility room leading us into the rear garden. Right of way via number 10 provides additional access for bins and garden waste. Stepping into the garden a delightful brick patio offers a seating area at the rear of the house which opens to the main garden. The garden is laid to lawn framed with a wealth of native shrubs and plants which bring colour and scent to the space throughout the year. Timber fencing fully encloses the space and as we head to the foot of the garden we find a timber shed in situ.

Location

This property is set in the heart of the market town of Bungay offering excellent access to the common and surrounding open green space and walks along the River Waveney. 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 distant. The unspoiled 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.

Mains Gas

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1DX

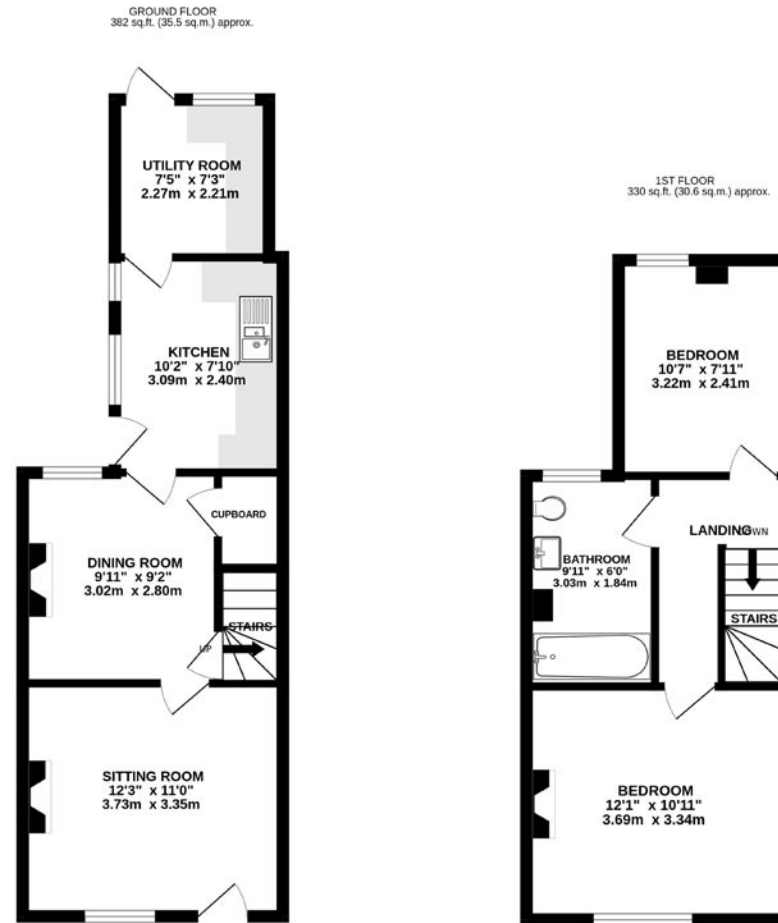
Tenure

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: £230,000



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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:

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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.