

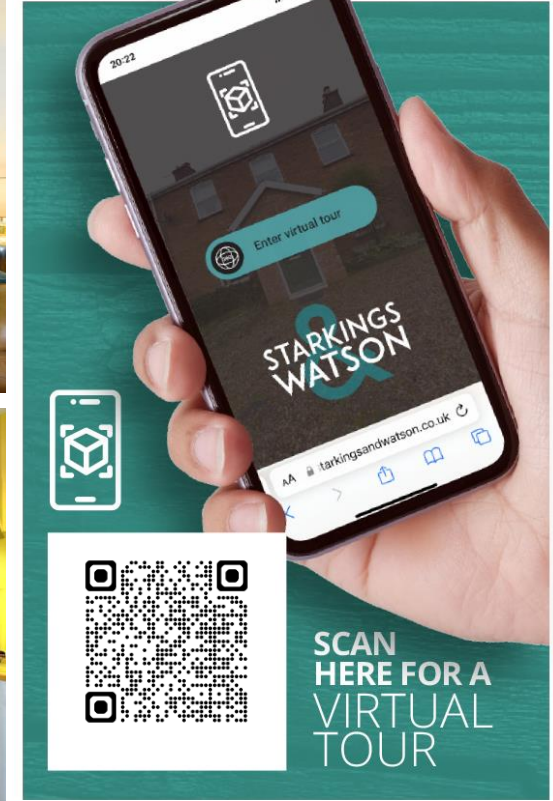
WEBSTER STREET

# Bungay NR35 1DX

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Period Mid Terrace Cottage
- Town Centre Location
- Presented In Excellent Order
- Two Receptions with Woodburner
- Re-Fitted Extended Kitchen
- Three Bedrooms
- Well Fitted Bathroom
- Private South Facing Garden

#### IN SUMMARY

Situated in HEART OF BUNGAY just off EARSHAM STREET is this MID TERRACE COTTAGE presented in IMMACULATE ORDER having undergone recent renovations. The property itself offers generous accommodation with TWO OPEN PLAN RECEPTION SPACES with a WOODBURNER LOCATED in the sitting room. Beyond is a beautifully finished KITCHEN and similarly NEWLY FITTED BATHROOM adjacent. On the first floor, you will find TWO AMPLE DOUBLE BEDROOMS as well as a further bedroom off the second. Throughout the property you will find character features retained blended with modern finishes. Externally, the enclosed SOUTH FACING REAR GARDEN is fully landscaped offering a perfect spot for entertaining.

#### SETTING THE SCENE

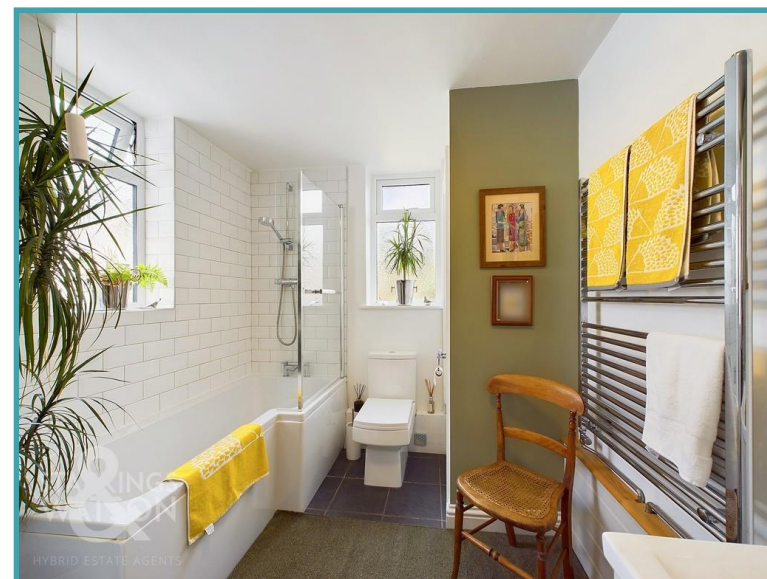
Approached from Webster Street via a pedestrian gated access with a small paved front garden and pathway leading the main entrance door to the front.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find the sitting room first of all to the front of the cottage. The sitting room has a woodburner fitted and timber beams with an open aspect to the dining room. The dining room offers access to the first floor landing and a built in under stairs cupboard. There is a window overlooking the garden and a door leading into the kitchen. The kitchen having been re-fitted offers two sections with a utility area and the main kitchen section. There are ample gloss units with wooden worktops over as well as new gas double oven, hob and extractor fan, with space for a fridge/freezer and further white goods. Beyond the kitchen is a small lobby with access to the rear garden and the family bathroom. The bathroom has also been recently re-fitted and offers a shaped panelled bath with shower over as well as built in cupboard. Leading up to the first floor landing you will find access to the bedrooms with a comfortable double room located to the rear and the larger double bedroom located to the front which is accessed via the third bedroom which would be used as a dressing room, study or third bedroom. The property is finished with gas fired central heating with external uPVC double glazed windows.

#### THE GREAT OUTDOORS

The partly bisected and landscaped rear garden offers a well-kept and sunny south facing space to be enjoyed. The garden is mainly laid to lawn with a pathway leading from the back door to the end of the garden where you will find a large terrace, the ideal



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spot for outside entertaining. You will also find a useful timber shed, whilst the garden is fully enclosed with timber fencing.

#### OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities 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 1DX

What3Words : ///corkscrew.stitch.avocado

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the rear garden is bisected. The current vendors have carried out a number of changes and updates in the time they have been in situ. The main items include:

New Combi Boiler installed 28 October 2023. Loft Insulation. New Front door. Full Fibre Broadband. New Gas Cooker (Double oven, hob and cooker extractor hood) Included in the Sale. New Smart Meters for Gas and Electric.

**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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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>m</sup>  
 747.66 ft<sup>2</sup>  
 69.46 m<sup>2</sup>



Floor 1



Ground Floor

