



Trinity Street, Bungay - NR35 1EH

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Trinity Street

Bungay

NO CHAIN. This Grade II Listed 1700's townhouse occupies a CENTRAL POSITION with VIEWS across to the Church. With HIGH CEILINGS and a GRAND STAIRCASE, close to 1000 sq. ft (stms) of accommodation can be found inside, spread across FOUR LEVELS. COTTAGE STYLE GARDENS sit to the rear, creating a TRANQUIL SETTING away from the hustle and bustle of Town centre living. Inside, the DINING/FAMILY ROOM on the ground floor boasts a BEAUTIFUL TILED FLOOR and feature fire place, with a rear lobby and KITCHEN including EXTENSIVE STORAGE. A lower level leads to the W.C. Upstairs, the MAIN SITTING ROOM enjoys VIEWS ACROSS to the CHURCH. The TOP FLOOR completes the property with TWO BEDROOMS and the spacious family bathroom.

Council Tax band: D

Tenure: Freehold



- Grade II Listed Townhouse
- Town Centre Location
- Kitchen/Breakfast Room with Garden Views
- Two Bedrooms
- High Ceilings & Grand Staircase
- Two Reception Rooms
- W.C & Family Bathroom
- Cottage Style Bi-Sected Garden

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.

#### SETTING THE SCENE

The property fronts Trinity Street, with direct access from the foot path. Residents park on the roads and local car parks, with permits available.

#### THE GRAND TOUR

As you enter the property you step straight into the open plan dining/family room which is finished with an attractive tiled flooring to the entrance area and fitted carpet to the main living space.



Centred on a feature fireplace with an inset cast iron wood burner and pamment tiled hearth. This characterful room offers a sash window to front and exposed timber beams above, with stairs rising to the first floor, and stairs also leading down to the basement cloakroom. A door leads off to your right hand side where a rear hallway leads to the outside space, and also onto the kitchen/breakfast room - created with a vast array of storage to one wall, an inset sink unit forming a breakfast bar and into a window seat. There is space for electric cooker and general white goods, whilst high ceilings and attractive views over the garden complete the room. Heading downstairs to the basement W.C, there is ample space for laundry appliances whilst also including space for the wall mounted gas fire central heating boiler. Upstairs, doors can be found on the landing, with stairs also rising to the top floor. The formal sitting room boasts two front facing sash windows with built-in window shutters, along with a feature fireplace and fitted carpet underfoot. The top floor is carpeted and leads to the two bedrooms and bathroom. The family bathroom includes a velux window to rear offering excellent natural light whilst being finished with a white three piece suite, shower over the bath and tiled splash-backs. The bedroom accommodation includes exposed timber beams, fitted carpet, windows to Trinity street with views to the church, and a range of built-in storage to the rear of the property.

#### FIND US

Postcode : NR35 1EH

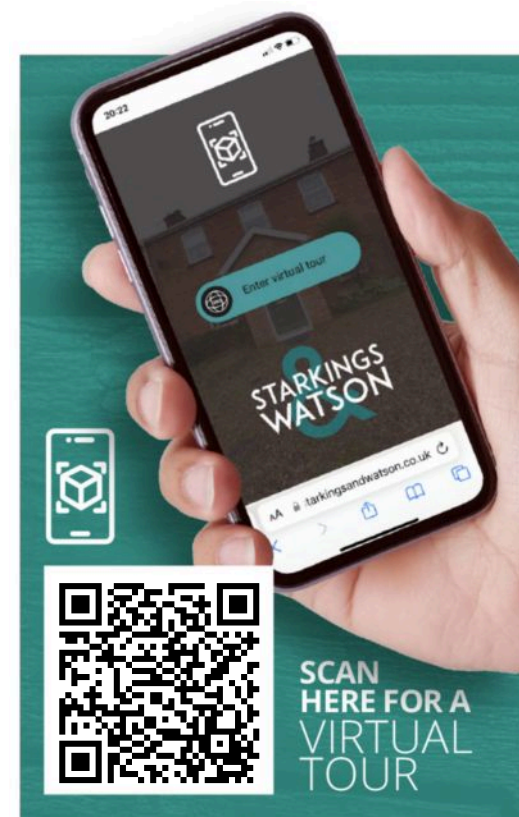
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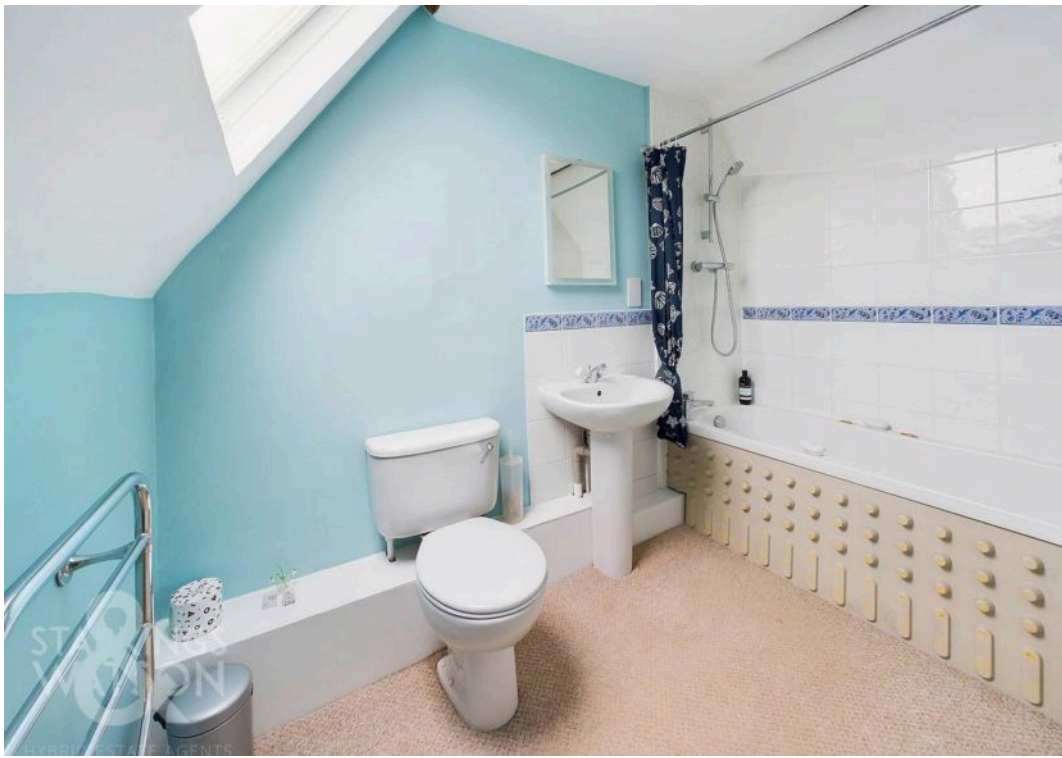
#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is Grade II Listed and sits in a conservation area. The adjoining property is a commercial office building. Various flying freeholds exist, and the garden is bi-sected.







## THE GREAT OUTDOORS

The cottage style garden includes a vast array of mature planting, and brick tiled pathways leading throughout. Various trees and shrubbery can be found to the rear, with cast iron spiral staircase now redundant but creating a feature within the garden. The far corner is perfect for a bistro dining set, whilst a shared gated access leads to the front of the property.

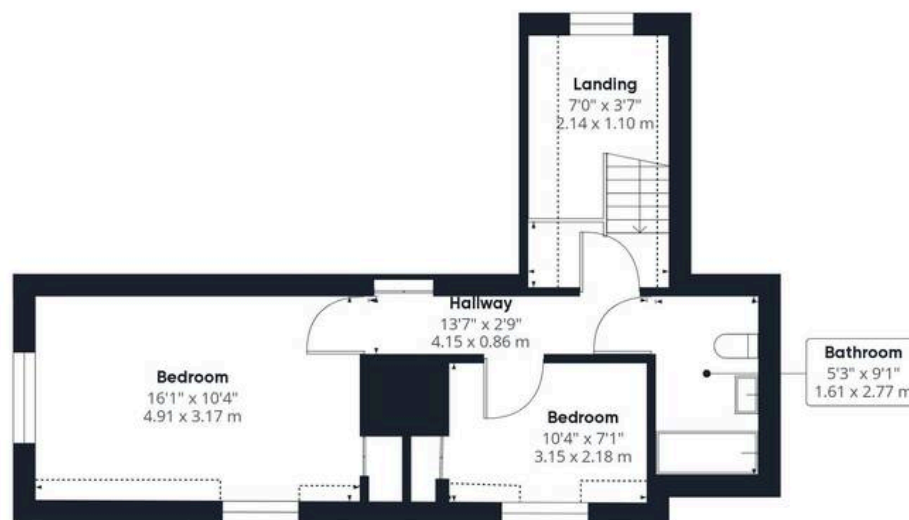




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

995.34 ft<sup>2</sup>

92.47 m<sup>2</sup>

**Reduced headroom**

78.04 ft<sup>2</sup>

7.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.