



Lower Olland Street, Bungay - NR35 1BX

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Lower Olland Street

### Bungay

NO ONWARD CHAIN! Nestled in a prime TOWN CENTRE location, this charming 3-bedroom DETACHED house exudes character and style. Stepping inside this detached cottage, you are greeted by two generously sized reception rooms both with BAY WINDOWS, providing ample space for entertaining guests or relaxing with family. The modern refitted kitchen will surely be the heart of the home, boasting sleek finishes and top-of-the-line appliances. Ascend the staircase where you will find THREE DOUBLE BEDROOMS, ideal for accommodating a growing family or hosting overnight guests. The impressive family bathroom is a luxurious retreat, offering a bath and separate shower. Outside, the property benefits from DRIVEWAY PARKING to the front for MULTIPLE VEHICLES. The private enclosed rear garden is a courtyard style and presents the perfect spot for alfresco dining and entertaining with the addition of a useful storage shed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

FIND US

Postcode : NR35 1BX

What3Words : ///painter.distilled.conducted

VIRTUAL TOUR

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

- Detached Cottage
- Town Centre Location
- Two Generous Receptions
- Modern Refitted Kitchen
- Three Double Bedrooms
- Impressive Family Bathroom
- Driveway Parking to Front
- Private Enclosed Rear 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.

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#### SETTING THE SCENE

Approached via a generous shingled driveway to the front off Lower Olland Street with off road parking for 2/3 vehicles. The main entrance door is found to the front with a shared side access leading to the rear garden via a secure gate.

#### THE GRAND TOUR

Entering via the main entrance door you will find an entrance hallway with stairs to the first floor landing and wood effect flooring running throughout the majority of the ground floor. To the right hand side is the main reception room with a bay window to the front and a continuation of the same wood effect flooring. The main reception opens around the corner into an additional dining room providing similarly sized accommodation also with a bay window to the front and a useful understairs cupboard. To the rear of the house you will find the modern refitted kitchen which comprises of a range of wall and base level units with high gloss finish as well as solid rolled edge work surfaces over. The kitchen is fully integrated with eye level Neff oven and microwave as well as induction hob and extractor fan over, integrated dishwasher and an integrated fridge/freezer. Off the kitchen there are double doors leading out to the courtyard style garden as well as a ground floor WC which also houses the water softener. Heading up to the first floor landing there is loft hatch access and access to three double bedrooms and a family bathroom. To the front you will find a comfortable double room with a range of built in furniture and wardrobes as well as the master bedroom on the other side of the landing with a complete range of fitted bedroom furniture and wardrobes. There are also windows to front and rear providing a dual aspect. The final bedroom is found to the rear which is also a double room with the family bathroom adjacent which

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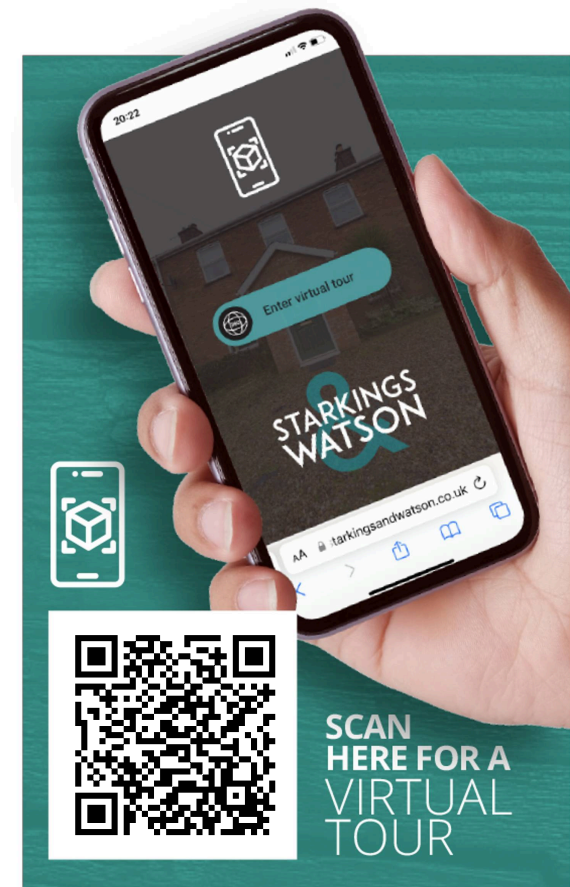


has been newly refitted and modernized with a double rainfall shower as well as separate bath, WC and hand wash basin whilst also offering a cupboard housing plumbing and space for the washing machine.

#### THE GREAT OUTDOORS

The rear courtyard style garden is fully enclosed with a combination of block paving and decking ideal for outside dining. There is a secure gated shared access to the side of the house leading to from the front to the rear. Also found within the rear garden is the brick built store room ideal for garden storage or to be converted into a studio/office (stp). There is access from the kitchen leading directly onto the garden via a set of double doors.

Driveway - 2 Parking Spaces





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

1126.46 ft<sup>2</sup>

104.65 m<sup>2</sup>

(1) Excluding balconies and terraces

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.