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Upper Olland Street,
Bungay, Suffolk.



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MUSKER
McINTYRE
ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles
Southwold - 17.2 miles

Superbly situated footsteps from the centre of town and offered with No Onward Chain, we are delighted to offer for sale this excellently positioned family home. The property boasts a large ground floor extension and now offers two superb reception rooms and family kitchen/breakfast room along with a sizeable lobby and shower room on the ground floor. Upstairs three bedrooms and the bathroom are found. Externally a delightful front garden leads from Upper Olland Street whilst at the rear we find off road parking and generous enclosed garden space.

Property

Stepping through the front door of this deceptively spacious home we are welcomed by a generous hallway where we find our stairs rising to the first floor and doors opening to the main accommodation, a cloaks cupboard and under stairs cupboard offer great storage space. To our right the first of the doors takes us into the sitting room. A surprisingly spacious room that enjoys a view over the front gardens from a large window which fills the room with light. The fireplace has been closed off and a feature electric fire now offers the focal point to the room. Back in the hall we open the second door to the kitchen/breakfast room. This exceptional room spans the width of the house and flows open plan to the 20.ft family/dining room creating a wonderful living space perfect for family life and entertaining alike. In the kitchen a range of fitted wall and base units incorporate the double oven, whilst a gas hob is set to a feature alcove. The sink is set below the window enjoying a view of the rear gardens and we find an innovative built in ironing board. A large walk in pantry and floor to ceiling cupboard add a mass of storage to the room. In the family/dining room we find an enviable space which offers versatile use and boasts two large windows that look onto the rear garden. Completing the ground floor space a door opens from the kitchen to the vast side lobby area which opens to both the front and rear gardens, a further storage space leads off here and a door opens to the ground floor shower/wet room and w/c. Climbing the stairs to the first floor a window fills the landing with natural light whilst doors lead to all three bedrooms and the bathroom. To the front we find the first of the double bedrooms boasting a built in cupboard whilst adjacent a good sized single bedroom is found, both rooms enjoy a view onto Upper Olland Street. To the rear the bathroom is set at the head of the stairs and offers a white suite comprising a bath with shower and screen above and a sink and w/c set to a vanity unit. Completing the accommodation we find the master bedroom enjoying a view over the sedum living roof on the ground floor extension and the rear gardens. This sizable room again boasts a built cupboard and offers ample space for our master bedroom furnishings.









Outside

From Upper Olland Street we arrive at this delightfully unassuming home and enter via a gate which leads into the front garden. The front garden is fully enclosed and is laid to lawn with a path leading us to the front of the house where our two doors enter, one into the entrance hall and one leading into the large side lobby. At the rear the surprising plot offers a generous space which is again fully enclosed and in the main laid to paving. A feature area of lawn softens the space whilst timber fencing encloses the boundaries. Double gates open at the rear to allow off road parking for the property, access to the gates is via Honeypot Meadow.

Location

39 Upper Olland is superbly situated on one of this market town's most desired streets providing superb access to all of the amenities and enviable green space and walks that surround the town. Bungay offers an excellent range of shops, galleries, schools, antique shops, restaurants, bar and The Fisher Theatre (now showing films). Leisure facilities include an indoor swimming pool, gym, community centre 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

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1BE

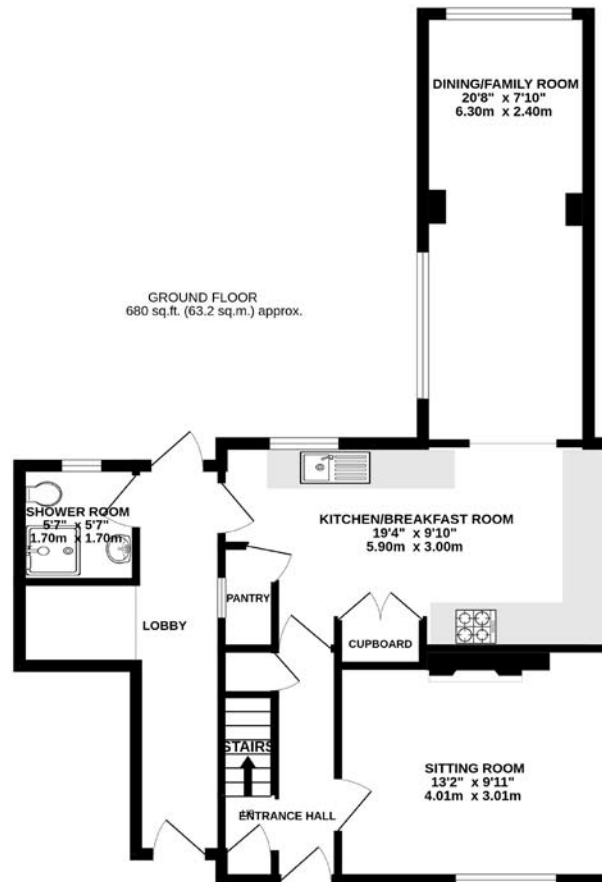
Tenure

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.

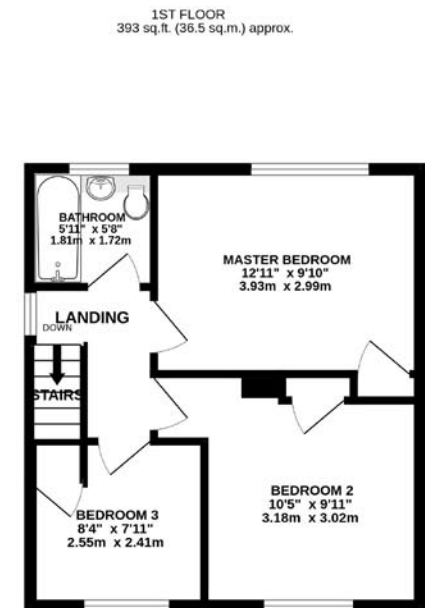
Guide Price: £275,000



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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

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|------------|--------------|
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| Diss | 01379 644822 |
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| Loddon | 01508 521110 |
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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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