



Upper Olland Street, Bungay - NR35 1BE



Upper Olland Street

Bungay

This IMPRESSIVE DETACHED FOUR BEDROOM FAMILY HOME offers generous and versatile living accommodation, extending to over 1,690 square feet (stms), and is ideally situated in an EXCELLENT TOWN CENTRE LOCATION on a SOUGHT AFTER RESIDENTIAL ROAD. The property welcomes you with a spacious entrance hall that leads to a bright and airy 20' sitting room, perfect for relaxing or entertaining guests. A separate dining room beyond provides an elegant setting for family meals or formal gatherings with an open plan aspect to the kitchen. There is also a dedicated study room offering a quiet space for work or reading as well as the ground floor W/C completing the ground floor. Upstairs, you will find FOUR LARGE BEDROOMS, each thoughtfully designed to provide comfort and privacy. The principal bedroom benefits from a huge amount of built in storage as well as a modern en-suite shower room, while the remaining bedrooms are served by a STYLISH FAMILY BATHROOM with ROLL TOP BATH. Additional features include gas central heating, double glazing throughout, and an INTEGRAL GARAGE.



The generous DRIVEWAY provides parking for NUMEROUS VEHICLES, making this an ideal home for growing families or those who love to entertain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Impressive Detached Family Home
- Excellent Town Centre Location
- Over 1690 SQFT Of Accommodation (stms)
- 20' Sitting Room, Separate Dining Room & Study Room
- Four Large Double Bedrooms
- En-Suite Shower Room, Family Bathroom & W/C
- Private & Mature Rear Gardens
- Driveway Parking For Numerous Vehicles & Integral Garage

The property is situated centrally within the quaint market town of Bungay on a sought after residential road. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, 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

Approached via the partly shared driveway, there is then ample parking for multiple vehicles on the private driveway. The single garage is integral with and up and over door accessed via the driveway. There is an attractive covered veranda to the front as well as side gated access into the garden. The main entrance door is found to the front.

THE GRAND TOUR

Entering via the main entrance door you will find a spacious hallway with an attractive tile effect flooring and W/C as well as stairs to the first floor landing. To the left of the hallway is the dedicated study room and to the right is the main 20' sitting room with a dual aspect. The sitting room leads through to the separate dining room accessed via an arch with double doors onto the garden beyond. Another arch takes you through to the kitchen giving the possibility of knocking the wall out completely to create a large open plan family friendly space. The kitchen is spacious with a range of wall and base level units with rolled edge worktops over. There is space for a double fridge/freezer and washing machine as well as double range style oven with hob and extractor fan over. The dishwasher is integrated and there is a door leading out to the garden beyond.

Heading up to the first floor landing there is plenty of storage built in as well as a loft hatch access. To the rear of the house there are two ample bedrooms both overlooking the garden. To the front you will find the two larger bedrooms and the family bathroom. The highly impressive master bedroom features two double built in wardrobes as well as an en-suite shower room. The main family bathroom adjacent offers a roll top bath with shower over.

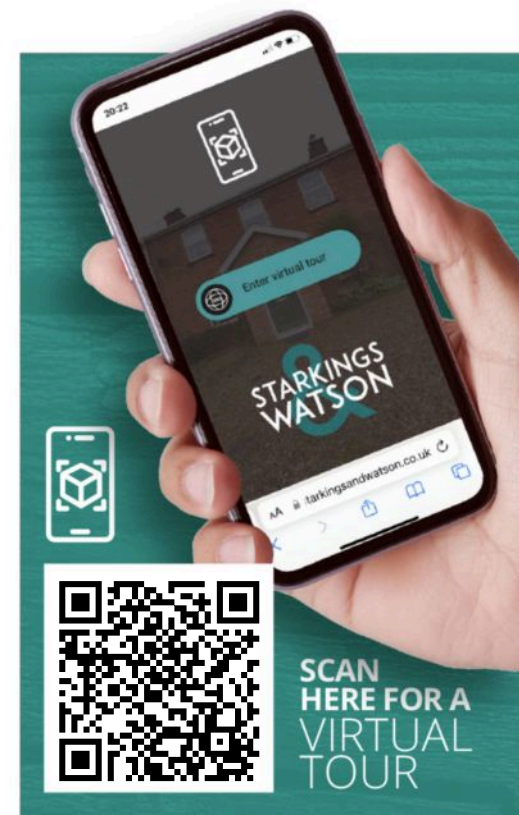
FIND US

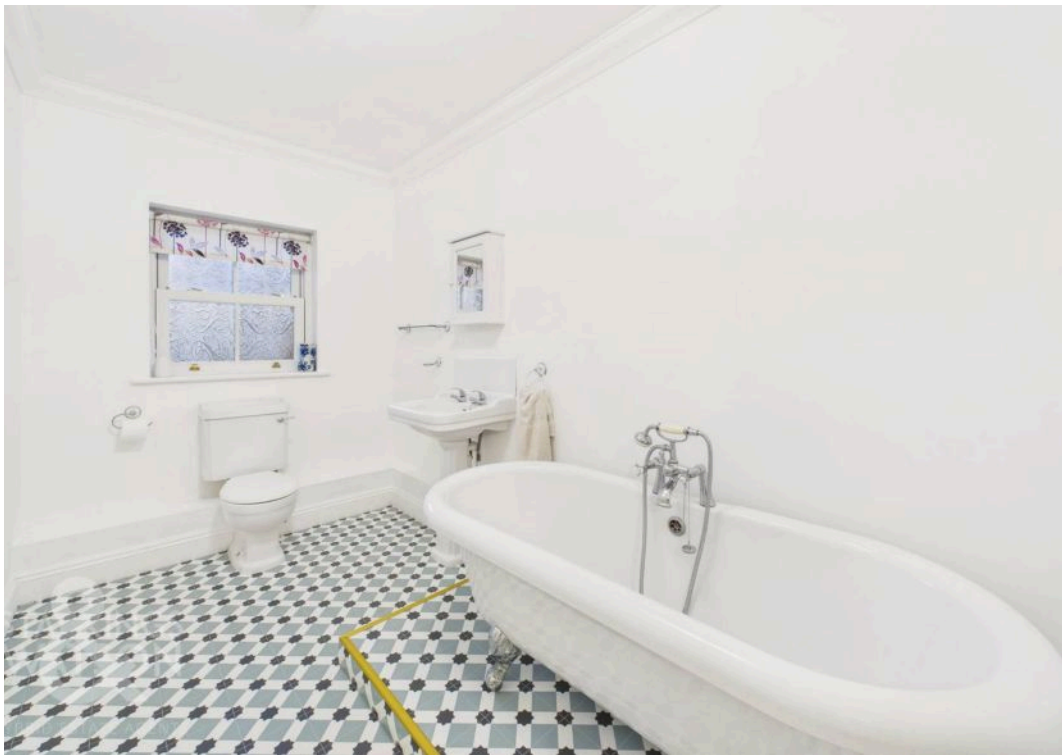
Postcode : NR35 1BE

What3Words : ///danger.scarecrow.pillow

VIRTUAL TOUR

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



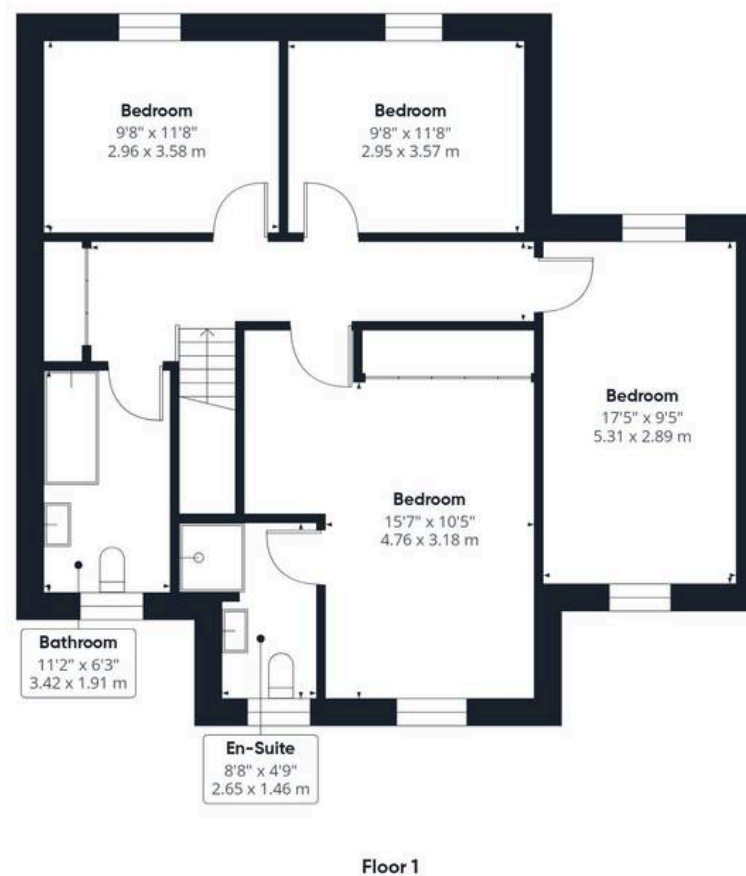
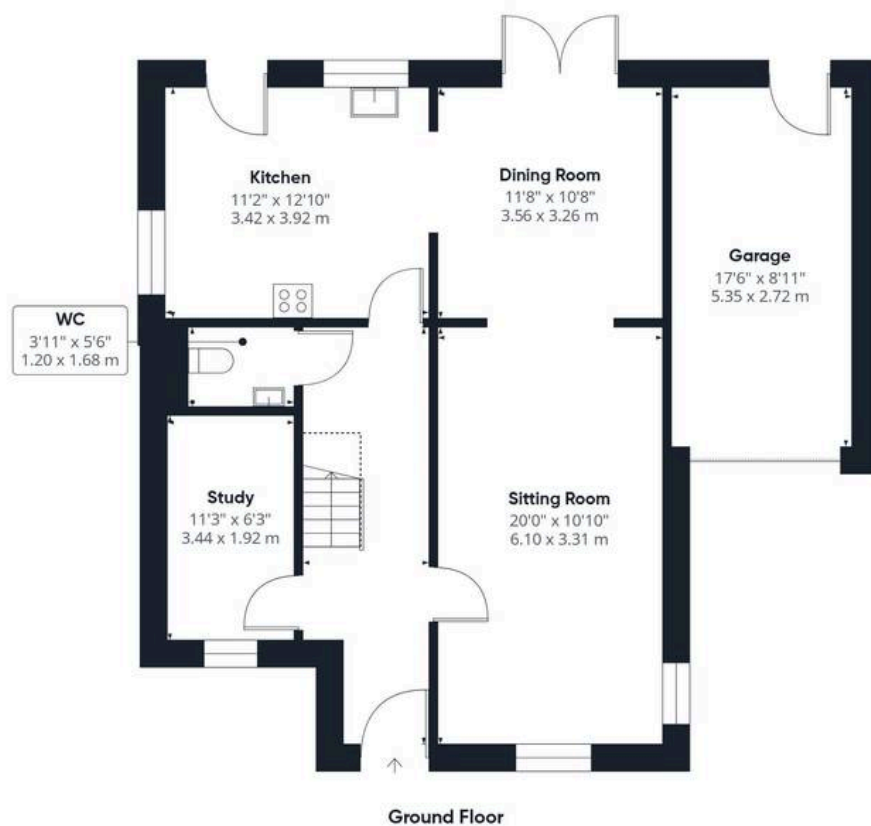




THE GREAT OUTDOORS

To the rear there is an ample and private garden providing the ideal space for a growing family. The garden is mostly laid to lawn with paved patio areas in multiple places providing the ideal spot for a table and chairs. The garden is filled with planting borders as well as timber shed and is enclosed with timber fencing. There is a personnel door to the rear of the garage as well as a side gate leading to the front driveway.





Approximate total area⁽¹⁾

1691 ft²

157.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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 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.