



The Mews, St. Marys Street - NR35 1AB



## The Mews

St. Marys Street, Bungay

TUCKED AWAY in the HEART of BUNGAY, this IMMACULATELY PRESENTED COTTAGE is within WALKING DISTANCE to ALL BUNGAY has to offer. With a GATED ENTRANCE, off road parking is possible for ONE small VEHICLE, whilst a COURTYARD FRONT GARDEN enjoys the afternoon sun. Once inside this recently carpeted apartment, you will find an OPEN PLAN SITTING ROOM with FEATURE FIREPLACE and FULLY FITTED MODERN KITCHEN - including a NEW OVEN, NEW ELECTRIC CERAMIC HOB and STORAGE CUPBOARD. Upstairs comprises a BRIGHT LANDING which leads to a 11' DOUBLE BEDROOM and FAMILY BATHROOM - with a NEW SHOWER over the bath.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Cottage Style Home
- Town Centre Location
- Open Plan Living
- Courtyard Gardens
- Modern Fitted Kitchen
- One Double Bedroom
- Family Bathroom
- Gated Parking

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 is approached via a gated access leading to a communal courtyard area to the front of the property.



#### SITTING/DINING ROOM

13' 5" x 9' 5" (4.09m x 2.87m) Decorative fireplace with tiled hearth, fitted carpet, electric radiator, uPVC double glazed window to front, television and telephone points, electric fuse box, smooth ceiling, open plan to:

#### KITCHEN

9' 8" x 5' 10" Max (2.95m x 1.78m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge, vinyl flooring, uPVC double glazed window to front x2, stairs to first floor landing, built-in storage cupboard, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, electric radiator, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling, doors to:

#### DOUBLE BEDROOM

11' 5" x 9' 4" Max (Some Restricted Height) (3.48m x 2.84m) Fitted carpet, electric radiator, uPVC double glazed window to front, uPVC double glazed window to side, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap and electric shower, tiled splash backs, wall mounted vanity mirror, tiled effect flooring, electric radiator, velux window to rear, built-in double airing cupboard housing new digital timer controls, smooth ceiling with extractor fan.

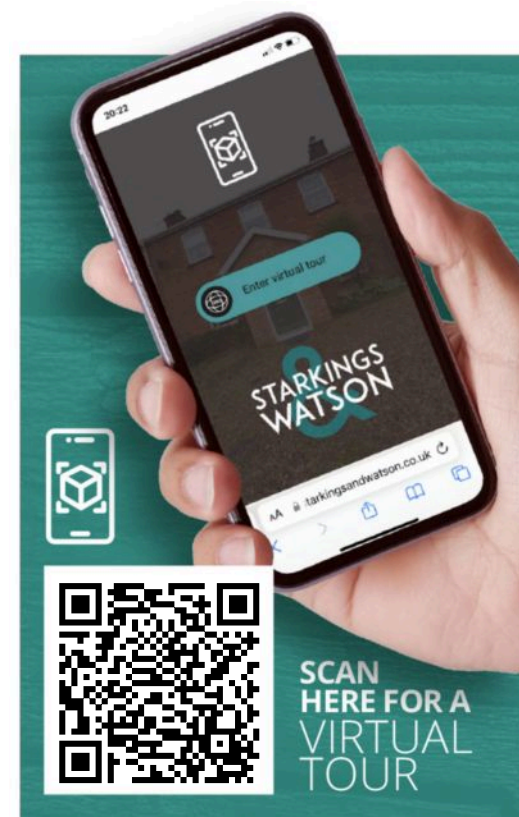
#### FIND US

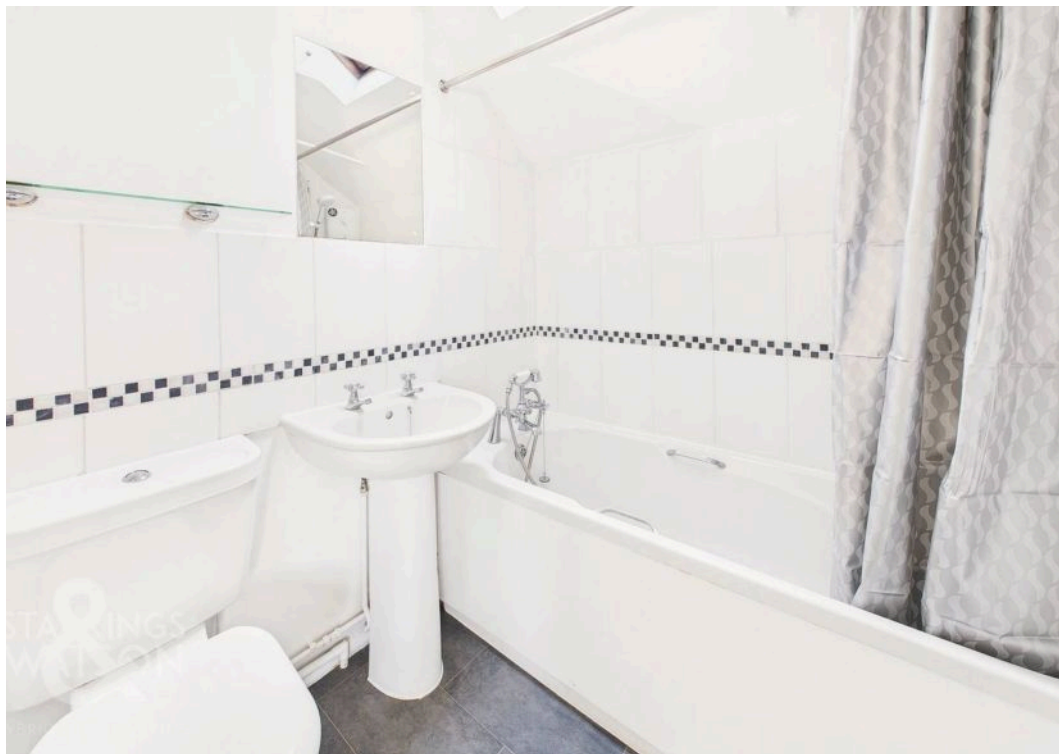
Postcode : NR35 1AB

What3Words : // crowds.frown.charted

#### VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The property benefits from a gated low maintenance courtyard style garden which is currently used as a parking area.





Ground Floor



Floor 1

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

392.02 ft<sup>2</sup>

36.42 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.

GIRAFFE360



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