



Charlotte House Broad Street, Bungay - NR35 1EE





## Charlotte House Broad Street

Bungay

Nestled within a small and secure gated complex within the HEART OF BUNGAY, this stunning THREE BEDROOM attached PERIOD HOME is Grade II Listed and presents itself as a harmonious blend of charm and modern comfort. As an attached converted Georgian townhouse, the property boasts over 1050 sqft of meticulously designed living space laid out with bedrooms and bathrooms on the ground floor and reception space on the first floor. The main focal point of the home is the impressive 23' first-floor reception space, ideal for entertaining guests with high ceiling and original sash windows and shutters. On the ground level, THREE AMPLE BEDROOMS all with doors onto the garden can be found. There is a useful utility room in addition. The master suite is further enhanced by an EN-SUITE SHOWER ROOM and a dressing area. There is a main family bathroom in addition, ensuring luxurious living standards throughout. Beyond the interiors, private gardens to the rear and a private courtyard to the front of the property provide an inviting outdoor retreat. There is separate communal space and an area for the bins.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Attached Converted Georgian Town House
- Presented In Excellent Order
- Over 1050 SQFT Of Accommodation (stms)
- Impressive 23' First Floor Reception Space
- Three Bedrooms On The Ground Floor
- En-Suite Shower Room & Dressing Area & Main Family Bathroom
- Private Garden To Rear & Private Courtyard To The Front
- Small & Secure Gated Complex

The property is situated in the heart of the quaint market town of Bungay. 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 Broad Street You will see the impressive Georgian Fronted façade of Charlotte House. To the left of the building is a secure gated entrance with intercom system that leads through communal and shared space and beyond number 2 to a gate that leads into the private courtyard of number 3. The main entrance can then be found straight ahead into the entrance hallway.

## THE GRAND TOUR

Entering via the main entrance you will find a hallway with stairs to the first floor as well as an opening into the inner hall. The smallest third bedroom can be found straight ahead with plenty of natural light as well as double doors to the garden. This room would make an ideal home office. Leading via the inner hallway you will find two further bedrooms and two bathrooms. The first bedroom offers two attractive arched double doors that leads out to the garden. Opposite a useful utility room can be found with space for white goods. The fully tiled bathroom is found next with a w/c and hand wash basin and bath with shower over. A door from the hallway leads through to the master suite with an attractive tiled floor within the very useful dressing room which provides access to the en-suite shower room and the the main bedroom. The bedroom features two arched double doors onto the garden and the en-suite offers a shower, w/c and hand wash basin. Heading up the stairs to the first floor you will find plenty of natural light as well as access to the separate kitchen and the main reception space. The kitchen is fitted with a modern range of units and rolled edge worktops over as well as integrated electric oven and hob over, fridge/freezer and wall mounted mounted gas fired combi boiler. The main reception ideal for dining and sitting is a surprising and extremely generous space with high ceiling, large windows and a plethora of Georgian features.

This room was previously a well renowned ball room locally and still retains a feeling of grandeur. There is wooden flooring as well as a feature fireplace and original shutters to the sash windows. The property also has access to the communal sky satellite dish as well as fibre broadband.

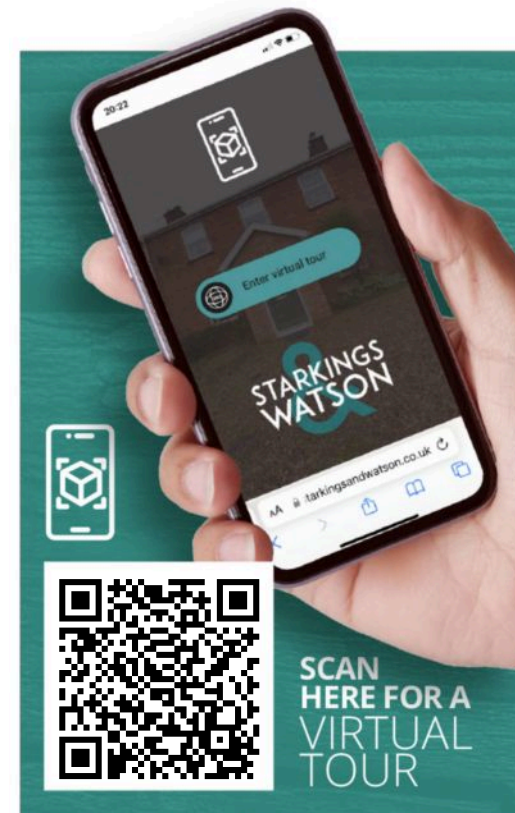
## FIND US

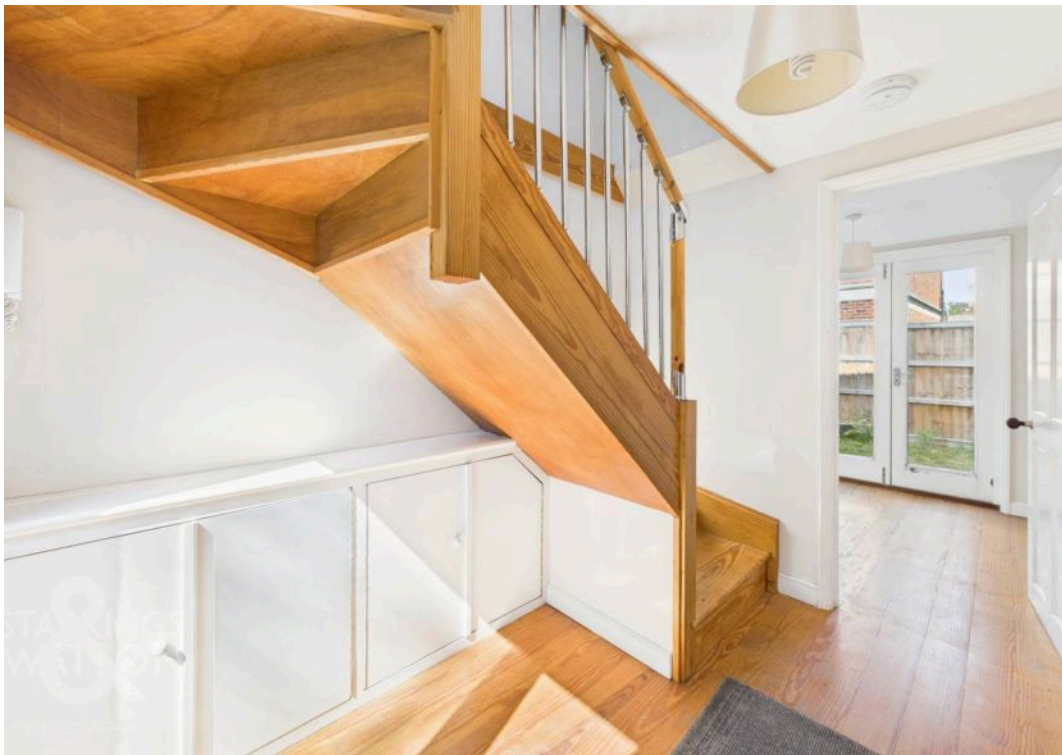
Postcode : NR35 1EE

What3Words : ///conclude.depending.crystals

## VIRTUAL TOUR

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





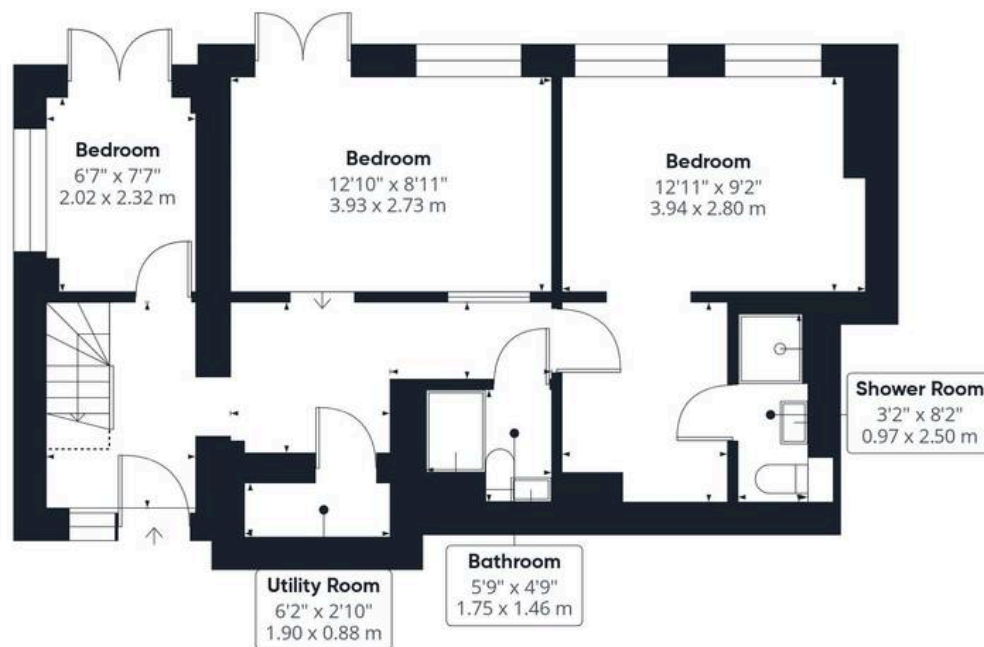




## THE GREAT OUTDOORS

Private garden can be found to the rear of the property. There is a paved private courtyard area in front of the main entrance door with a shingled pathway leading to the lawned rear garden. The rear garden offers the ideal space for table and chairs with doors from the bedrooms leading straight out.





Ground Floor



Floor 1

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

1043 ft<sup>2</sup>

96.9 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(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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