



St. Johns Road, Bungay - NR35 1DH



St. Johns Road

Bungay

Situated just a short walk from all local amenities and town centre, this CHARACTERFUL COTTAGE has been SYMPATHETICALLY UPDATED to create a welcoming and attractive feel throughout with features such as solid wooden floor boards, ceiling beams and a charming INGLENOOK FIREPLACE situated in the SITTING ROOM. A separate DINING ROOM sits to the rear of the home flowing freely into the KITCHEN beyond with views into the FULLY ENCLOSED REAR GARDEN. The first floor landing creates an exciting prospect, with its generous size and BUILT IN STORAGE, this space could be used as a HOME OFFICE, play room or FAMILY ROOM whilst giving access to the three piece FAMILY BATHROOM and TWO DOUBLE BEDROOMS.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Characterful Cottage
- Sympathetically Updated
- Generous Open Living Space With Inglenook Fireplace
- Dining Room Flowing Into Kitchen
- Large Versatile Landing Space With Storage
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Short Walk To All Local Amenities

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 through a low level brick wall with Iron fencing and swinging Iron gate leading towards a concrete footpath taking you to the front door and low maintenance shingle borders to each side, ideal for planting.



THE GRAND TOUR

Once inside, a generously sized and immaculately decorated living space will open in front of you with solid wooden floorboards running throughout the area leaving ample room for soft furnishings and a choice of potential layout and usages. An attractive and charming inglenook fireplace currently houses the wood burning stove with sash windows forming a double fronted aspect with the second side of the living space conducive to a potential choice of usages as a home study area to house a breakfast table or additional soft furnishings. Through double wooden swinging doors you are met with the dining room complete with wooden beams across the ceiling and all tiled flooring flowing freely through from this space into the kitchen whilst leaving room for a formal dining table. Sitting next to the radiator is the access door into the rear garden, whilst traveling through the archway will take you into the kitchen complete with solid woodwork surfaces set around a wide range of wall and base mounted storage units with an inset butler sink overlooking the rear garden. Within the kitchen there is space for additional appliances such as a standalone fridge/freezer, oven and hob with fitted extraction fan above whilst plumbing remains for a tumble dryer, washing machine or dishwasher. The first floor landing is unique in itself with a feature red brick fireplace and two generously sized storage cupboards. The large carpeted floor space is again conducive to a potential choice of layouts as a home office, play area or family room. Off from this landing both bedrooms can be accessed as well as the well proportioned three piece family bathroom suite again with tasteful décor and predominantly tiled surround with shower head mounted over the bath and low level radiator. The smaller of the two rooms sits just next door with all carpeted flooring leaving room for a double bed and views into the rear garden where a built in storage cupboard currently houses the recently fitted gas combination boiler. The larger of the bedrooms sits with a front seating aspect and radiator below the window with open floor space leaving ample room for a large double bed and additional storage solutions.

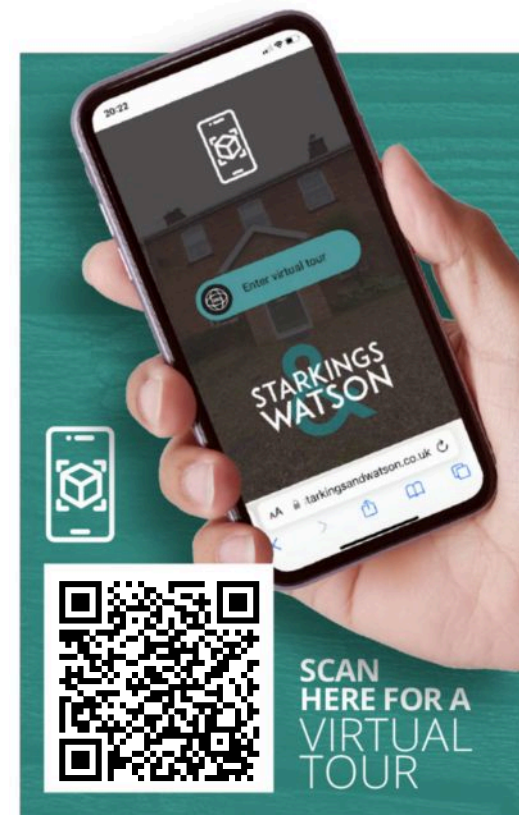
FIND US

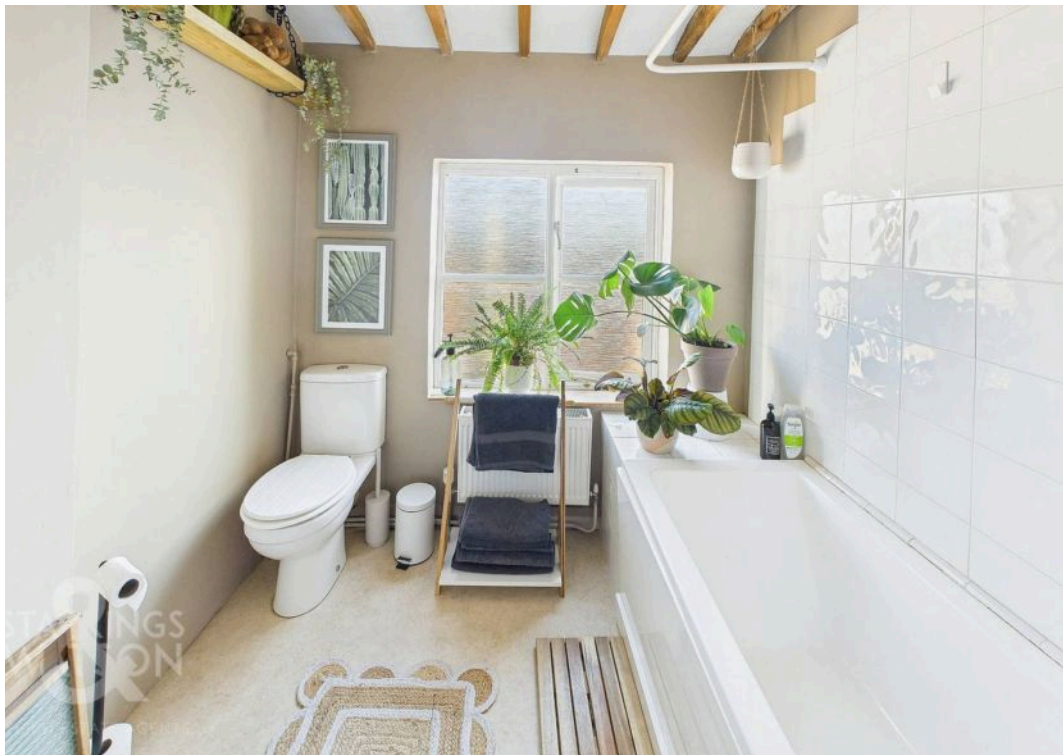
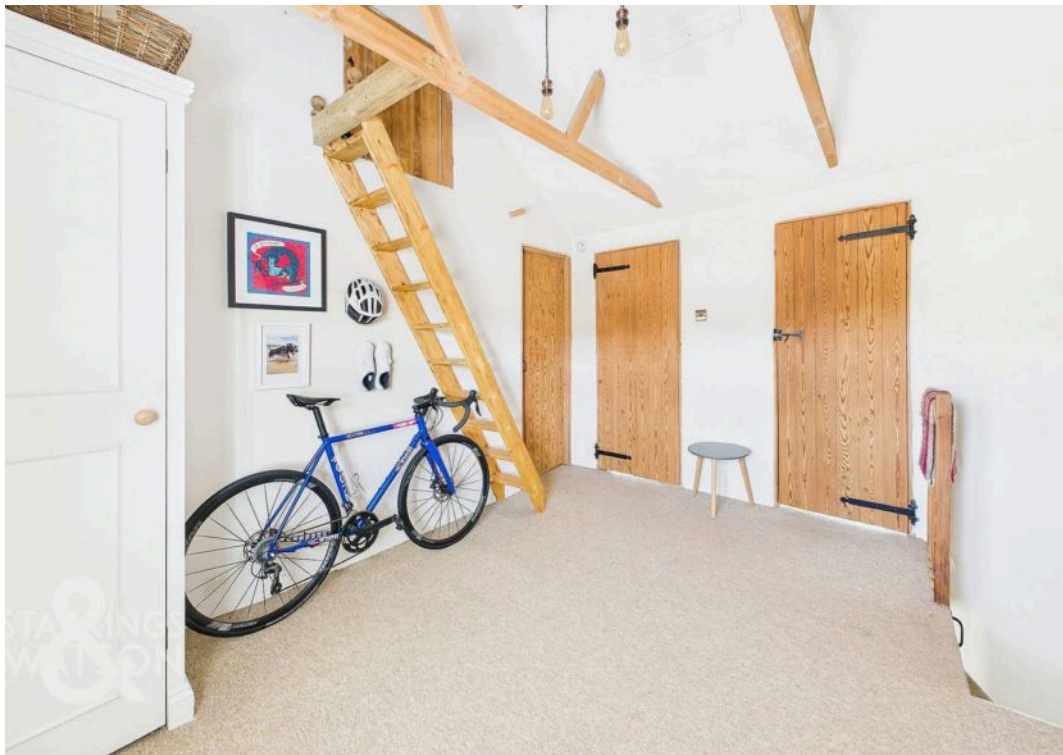
Postcode : NR35 1DH

What3Words : ///smirking.built.beaters

VIRTUAL TOUR

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







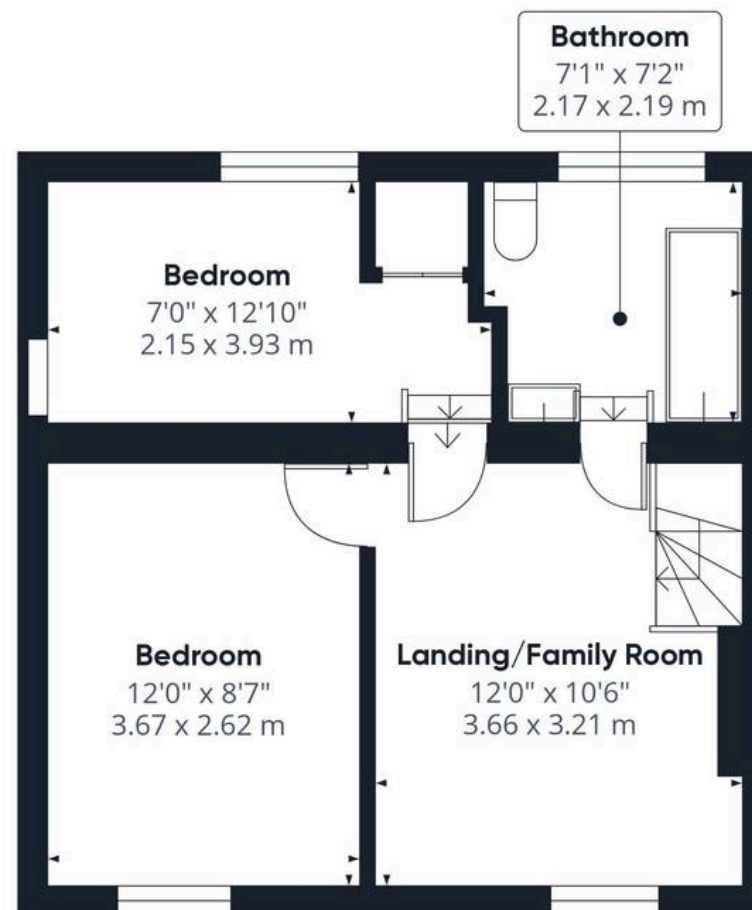
THE GREAT OUTDOORS

The rear garden is fully enclosed to the rear and one side with timber fencing while the other is a tall privacy giving brick wall. The flagstone patio area you initially step out on gives way to planting borders giving vibrancy and colour to garden with wood chip seating area at the very rear corner and open space in the middle of the garden for planting or as a potential lawn space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

703.32 ft²

65.34 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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