



Nethergate Street, Bungay - NR35 1HE



Nethergate Street

Bungay

Nestled in a sought-after location, this charming **FOUR BEDROOM DETACHED COTTAGE** offers the perfect retreat for those seeking a peaceful yet conveniently located abode. Boasting almost 1400 square feet of accommodation (stms), this extended cottage is a blend of traditional charm and modern convenience. The ground floor features a **RE-FITTED KITCHEN** and separate utility space, along with **THREE** well-proportioned **RECEPTION ROOMS** to be used flexibly. The main family bathroom can also be found on the ground floor. Upstairs, **FOUR BEDROOMS** are found off landing and are complimented by two W/C's. The property's **PRIVATE** enclosed **REAR GARDENS** provide a tranquil escape with an array of outbuildings including a raised fish pond while driveway parking can be found to the front. To the rear accessed from the garden and from Nethergate street there is also a brick-built **GARAGE/STORE** offering plenty of potential for business use and/or conversion (stp). The property is further enhanced by **AIR SOURCE HEATING**. Situated within easy reach of the town centre, this residence presents a rare opportunity to own a characterful home in a prime location.



- Detached Extended Cottage
- Almost 1400 SQFT of Accommodation (stms)
- Re-fitted Kitchen & Utility Space
- Four Bedrooms, Bathroom & Two W/C's
- Three Receptions
- Private Enclosed Rear Gardens
- Driveway Parking & Brick Built Garage/Store With Potential
- Easy Reach Of Town Centre

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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

Approached via Nethergate Street you will find a pathway and picket fencing leading to the main entrance door to the front which is covered with a storm porch. To the side there is shingled driveway parking for two vehicles with access to the rear garden beyond.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway leading to the main receptions in either direction. To the right is the current dining room with a dual aspect and a door into the kitchen. To the left of the hall is the sitting room again with a dual aspect. The door leads through to the rear hall with stairs to the first floor as well as various store cupboards. From the hall you will find the bathroom, rear reception and kitchen. The rear reception would make an ideal study or play room with a door out onto the garden. The bathroom adjacent has been re-fitted with modern tiling, bath with shower over, w/c and hand wash basin also. The kitchen has also been re-fitted in recent years offering a modern shaker style range of wall and base level units with solid worktops over. Integrated appliances include an eye level double oven and grill, electric hob and extractor fan and dishwasher. There is also space for a fridge/freezer. The kitchen provides access to the side into the side porch/utility area with space and plumbing for white goods, heating system and hot water tank and a door out to the side.

Heading up to the first floor you will find a double bedroom to the front with a sink, a double bedroom to the rear with an en-suite shower room, a separate w/c off the landing, a single bedroom currently used as a gym and a further double to the front.

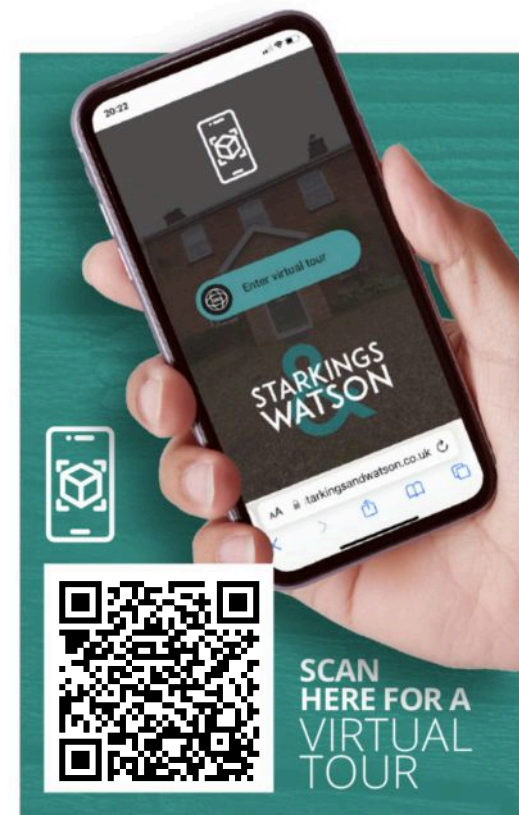
FIND US

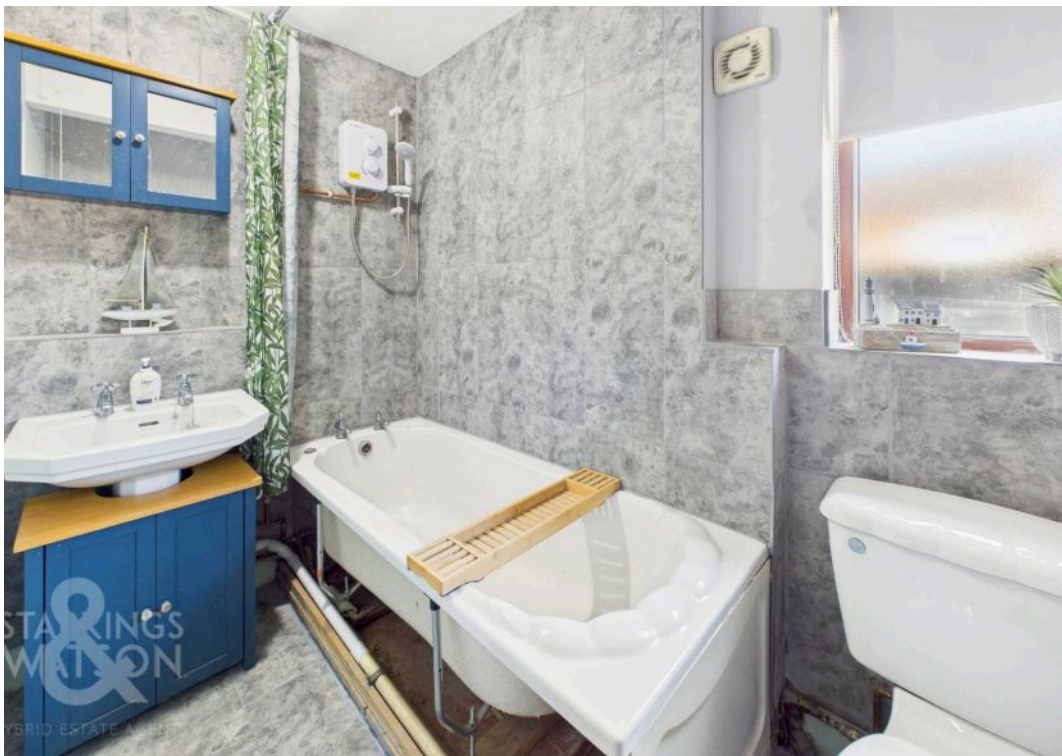
Postcode : NR35 1HE

What3Words : ///stands.thrusters.badminton

VIRTUAL TOUR

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



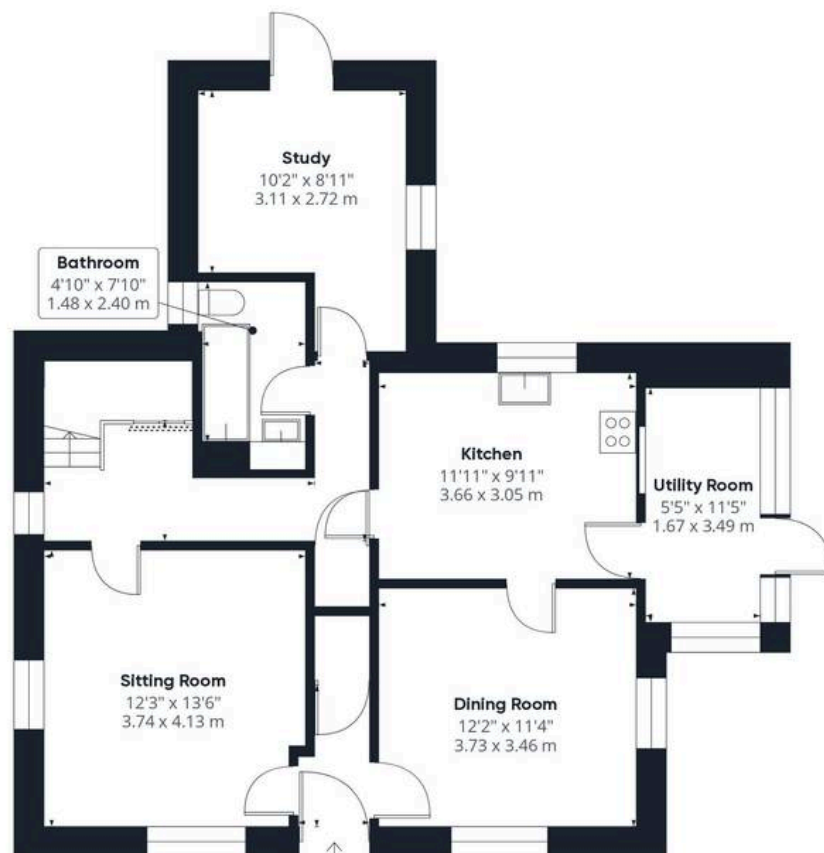




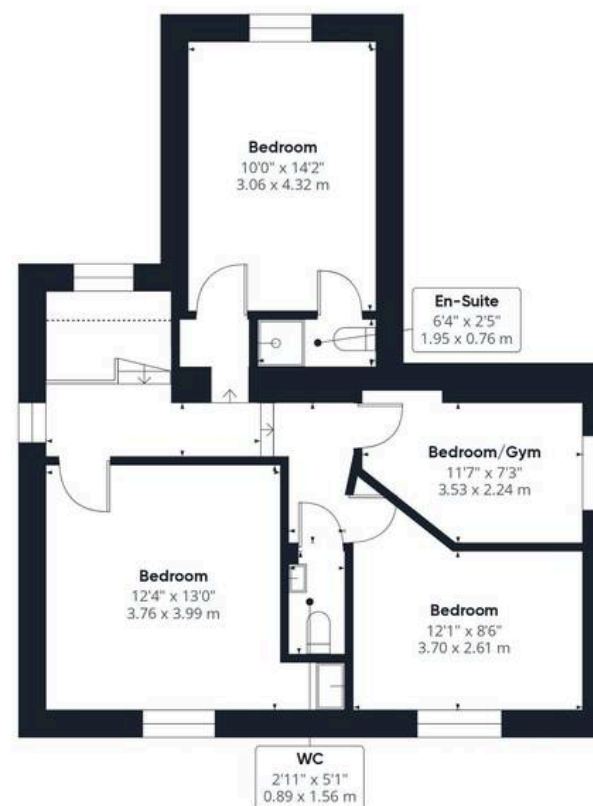
THE GREAT OUTDOORS

To the rear of the cottage you will find an enclosed garden offering a good degree of privacy and more space than you might expect to find. The main section of garden is laid to lawn with a raised fish pond, timber storage shed and timber summer house beyond. There is a paved patio area with steps leading down to the side yard. A useful storage area with side gate onto the road as well as access to the brick built garage/store with power and light.

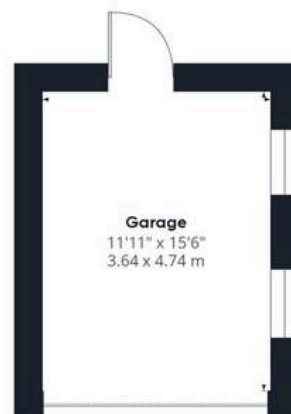




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1573.58 ft²

146.19 m²

Reduced headroom

1.01 ft²

0.09 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.