



Broad Street, Bungay - NR35 1EE



Broad Street

Bungay

NO CHAIN! Boasting a blend of HISTORICAL CHARM and modern convenience, this GRADE II LISTED mid-terraced house presents a unique opportunity to own a piece of heritage in the HEART OF BUNGAY. This spacious property offers over 2000 sqft (stms) of living space, filled with character featuring TWO LARGE and IMPRESSIVE RECEPTIONS, a well-appointed kitchen with a separate utility space and ground floor shower room. On the first floor there are THREE BEDROOMS and a STUDY SPACE as well as the family bathroom. The top floor presents a large attic bedroom completing the top floors. The traditional CELLAR adds character and practicality to this inviting home also. To the rear you will find a courtyard-style garden which provides a tranquil outdoor retreat offering a mix of hard landscaping and lawns, complemented by a paved patio perfect for al-fresco dining. Parking is no issue with the convenience of a designated space within the enclosed rear garden. Located close to local amenities and the Fisher Theatre, this property is offered with no onward chain, making it an ideal choice for those seeking a seamless move to a character-filled abode.



Council Tax band: C

Tenure: Freehold

- No Chain!
- Grade II Listed Mid Terrace Home
- Extensive Accommodation Over 2000 SQFT (stms)
- Two Impressive Receptions
- Kitchen & Separate Utility Space
- Four Bedrooms, Study Space & Two Bathrooms
- Traditional Cellar Space
- Courtyard Style Gardens & Parking
- Located In the Heart Of Bungay

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 Broad Street in the heart of Bungay, the main front door leads directly from the street. To the side there is a shared passage leading to the rear garden of which the house has a right bring a car down and park within the rear garden if required. There is also the option to obtain a street parking permit, currently at a cost of approx £50PA

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hall with stairs to the first floor, fitted shelving, understairs storage, door to the cellar, door to the rear garden, exposed brickwork and Pament tiles. The first room to the left is the main sitting room with high ceilings, inglenook fireplace housing a woodburner and shutters to the windows. The impressive kitchen/dining/family room can be found on the other side of the hallway with a dual aspect to front and rear. This room has been opened to create a large light filled room with plenty of character. The sitting end features a fireplace with woodburner, high ceilings and original shop front windows, with internal glazing providing secondary glazing. The kitchen features a free standing range of units with Fisher & Paykel double range oven and space for white goods as well as a further fireplace. There are also double doors leading out to the garden. To the rear of the central hallway there is the utility room which is essentially another kitchen offering a range of units with space for white goods as well as a traditional Rayburn and the modern wall mounted gas fired boiler, installed in 2024. On the opposite side of the hall is the ground floor w/c and shower room. The cellar which can also be found off the hallway offers excellent storage space which could easily be incorporated and converted if required.

Heading up to the first floor landing there are three ample bedrooms all of a generous size. They are all filled with character and have variously sash windows, exposed beams, brickwork and a fireplace.

There is a lovely landing study/work from home space with a window onto the back garden as well as the main bathroom with a w/c, hand wash basin and a bath.

Heading to the top floor there is a large attic bedroom with stair access, and plentiful light from one south facing Velux window and two larger Velux-style windows, offering views across Bungay's rooftops to the countryside beyond.

FIND US

Postcode : NR35 1EE

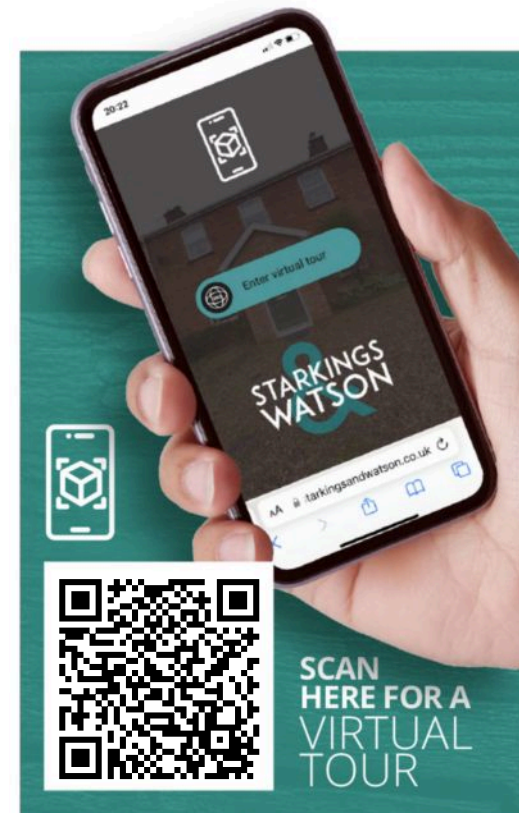
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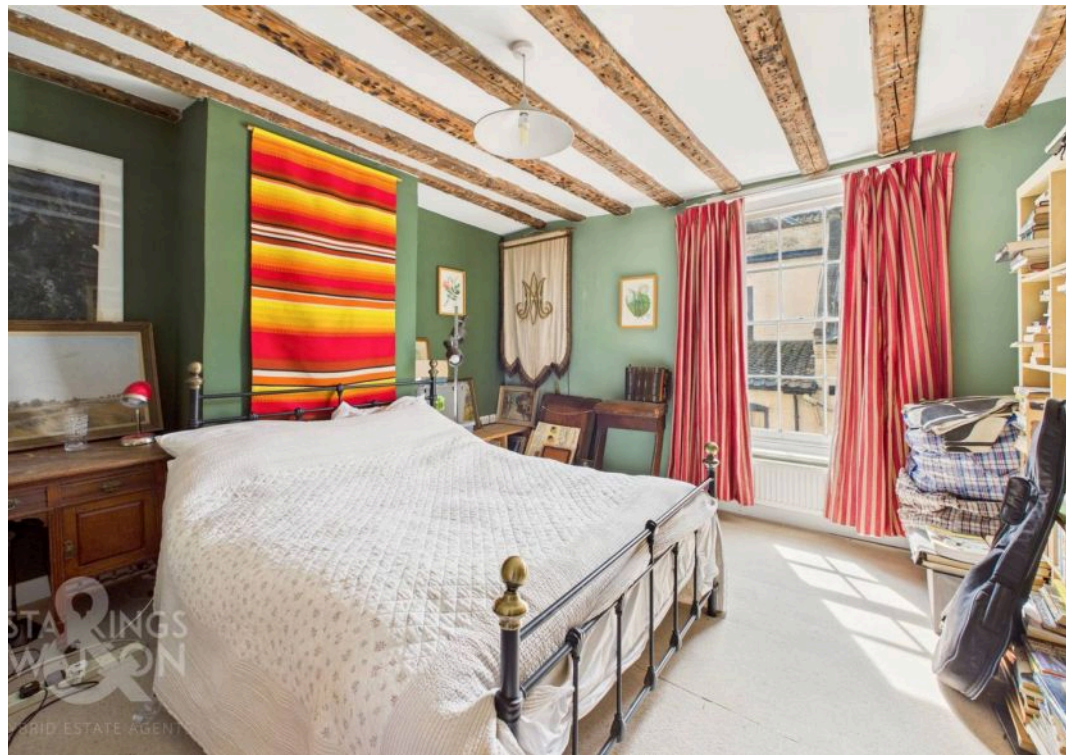
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property is Grade II Listed. All work complete is compliant. The passage to the side is shared. The neighbouring cottage has a right of access across the rear garden to get to the their back door and to their section of garden also.







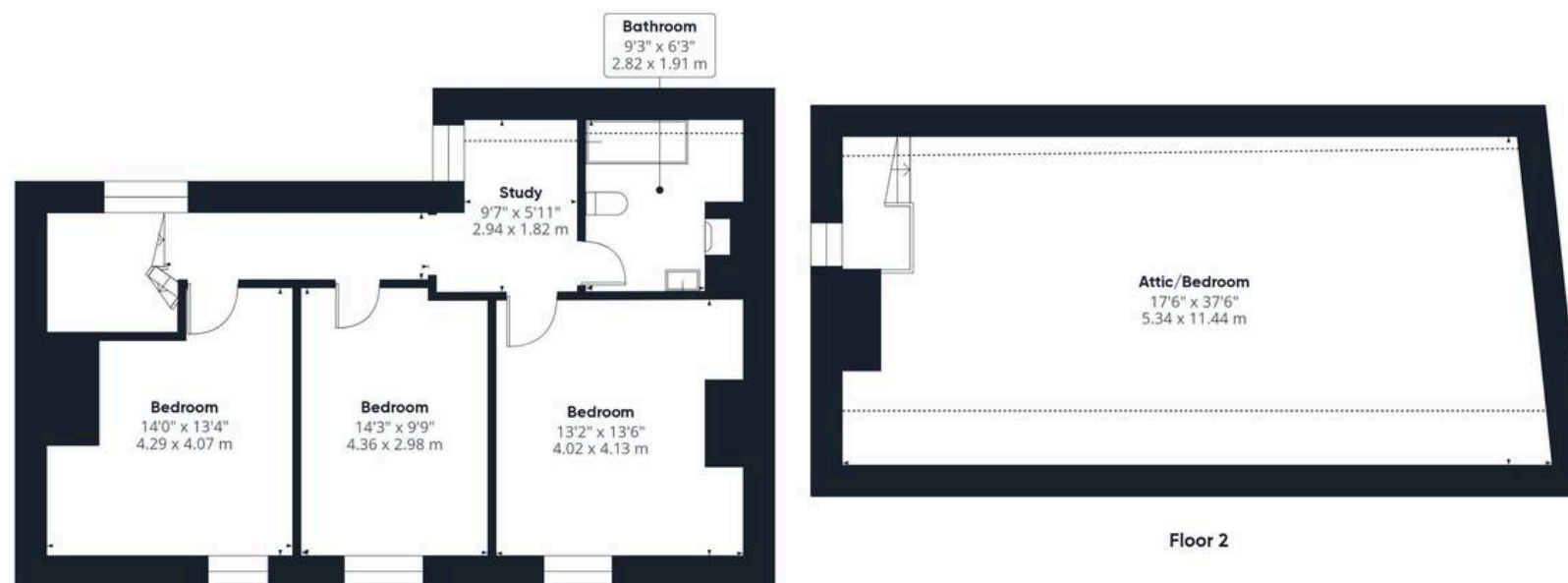
THE GREAT OUTDOORS

To the rear you will find an enclosed courtyard style garden which is mainly laid to hard standing accessed via a set of gates. the gates are accessed off Broad Street adjacent to the Fisher Theatre and the property has the right to bring a vehicle down the passage and into the rear garden if required. The rear garden also offers lawns, paved patio with a table. There is a back door leading into the house from the garden. Planted areas and a historic wall complete the picture.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2093.48 ft²

194.49 m²

Reduced headroom

265.52 ft²

24.67 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 are based on RICS IPMS 3C standard.

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.