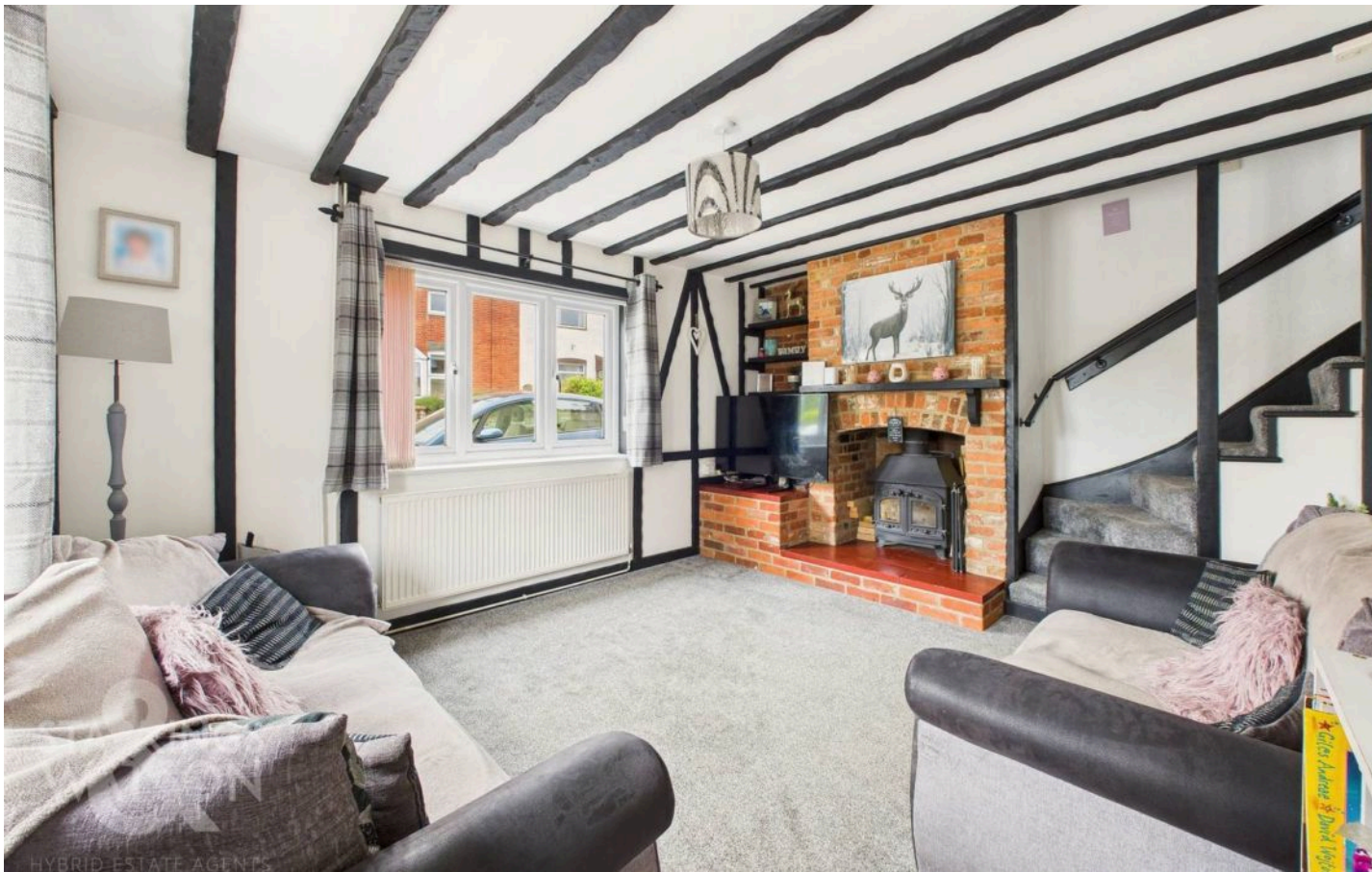




Staithe Road, Bungay - NR35 1ET





## Staithe Road

Bungay, NR35 1ET

This END-TERRACE HOME is located within WALKING DISTANCE to the heart of BUNGAY, and includes SUBSTANTIAL OFF ROAD PARKING, and a SINGLE GARAGE complete with an adjacent GAMES/HOME OFFICE ROOM with power and lighting. Entering the property, a CHARACTER FILLED interior greets you, with a USEFUL DINING HALL with built-in UTILITY CUPBOARD and space for your washing machine. Doors lead to the DUAL ASPECT SITTING ROOM with ATTRACTIVE BRICK BUILT FIREPLACE and inset cast iron WOOD BURNER, and also to the MODERN fitted KITCHEN with SOLID WORK SURFACES and a door to the garden! Upstairs, TWO BEDROOMS can be found, including the LARGE MAIN BEDROOM with built-in wardrobes, and the family bathroom. With an UPDATED INTERIOR, the property also offers a 2021 installed GAS fired CENTRAL HEATING BOILER. The GARDEN is bi-sected, but offers a LARGE PATIO and lawned space, with an open rear aspect, and gate to the driveway with garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Character Filled End-Terrace Home
- Two Reception Rooms
- Attractive Fireplace & Wood Burner
- Two Double Bedrooms
- 2021 Installed Gas Central Heating Boiler
- Landscaped Gardens
- Substantial Off Road Parking & Garage
- Walking Distance to Town Centre

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

Occupying an end position, ample off road parking is provided to the side, with parking for several vehicles, with access to the garage and gardens.



## THE GRAND TOUR

As you head inside, the dining hall greets you with wood effect flooring underfoot and a raft of exposed timber beams to the walls and ceilings. A useful built-in storage cupboard can be found at the far end, creating a utility space with room for a washing machine, with a door taking you to the kitchen and the main living space. The kitchen enjoys a fitted range of wall and base level units with solid wood work-surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and an extractor fan above. Space is provided for general white goods including a fridge freezer and dishwasher, with a window to and door taking you to the rear garden. The main sitting room features dual aspect windows with a feature exposed brick fireplace, with an inset cast iron wood burner and pamment tiled hearth. Exposed timber beams can be found to the walls and ceiling with stairs rising to the first floor landing.

Heading upstairs, the carpeted landing includes a loft access hatch with doors taking you to the two bedrooms and family bathroom. The main bedroom is a fantastic size double with a uPVC double glazed window, exposed timber beams to the ceiling, and a large built-in open fronted wardrobe with a range of hanging rails and storage shelving. The second bedroom enjoys garden views with fitted carpet underfoot and ample space for a bed and wardrobe. Completing the property is the family bathroom with a white three piece suite including a vanity hand wash basin with storage under and a shower over the bath, with aqua-board splash-backs, wood effect flooring and a built-in airing cupboard.

## FIND US

Postcode : NR35 1ET

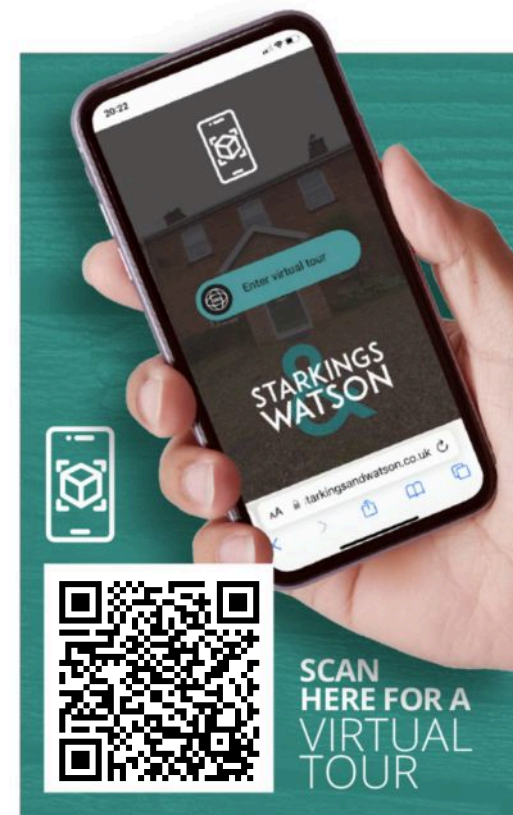
What3Words : ///showed.shifters.admiral

## VIRTUAL TOUR

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

## AGENTS NOTES

Potential purchasers should be aware the property is located within close proximity to commercial premises.







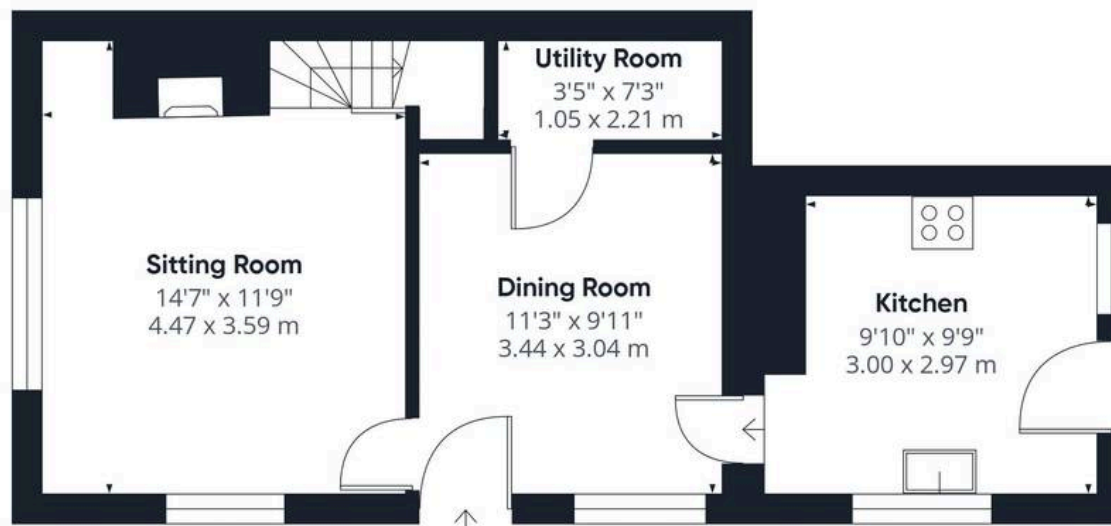




## THE GREAT OUTDOORS

This well proportioned bi-sected garden offers direct access from the kitchen, with a large patio, and walled lawned section. Timber sheds offer storage, with gated access to the side, outside power, lighting, and an outside water supply. With a private open rear aspect, the garden offers a railway sleeper flower bed, and access to the driveway. The garage includes an up and over door to front, storage above, uPVC double glazed door to side, power and lighting, with a rear games room/potential home office with a door leading from the garden.





Ground Floor



Floor 1

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

737 ft<sup>2</sup>

68.5 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 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](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://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.