



St. Johns Road, Bungay - NR35 1DH





## St. Johns Road

Bungay

Located within the HEART of the TOWN CENTRE, this exceptional THREE BEDROOM mid-terraced house presents a seamless blend of traditional charm and contemporary comfort. The property offers a perfect balance of character features and modern amenities having been recently RENOVATED ENTIRELY. Extending almost 1000 square feet internally (subject to measurement standards), this residence ensures a move-in ready experience for the discerning buyer. The ground floor welcomes you with a bright hall entrance leading to a COSY SITTING ROOM, complete with a charming fireplace that exudes warmth and character. Continuing through, the stylish INTEGRATED KITCHEN/DINING ROOM provides a space for culinary delights, while a separate utility room adds convenience to the daily chores. Heading up to the first floor, THREE AMPLE BEDROOMS can be found offering versatility and comfort, and a modern shower room that has been beautifully re-fitted to cater to daily needs. In addition you will find a CELLAR under the kitchen. Outside, the enclosed landscaped rear garden provides a tranquil escape, ideal for al fresco dining or leisurely moments of relaxation.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid Terrace Cottage
- Town Centre Location
- Fully Renovated Throughout
- Almost 1000 SQFT Internally (stms)
- Cosy Sitting Room With Fireplace
- Stylish Integrated Kitchen/Diner & Separate Utility
- Three Ample Bedrooms & Modern Shower Room
- Enclosed, Landscaped Rear Garden

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 St. Johns Road in the heart of town you will find a front garden with a low level brick wall with iron railings and pathway leading to the main entrance door.

## THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs to the first floor straight ahead, bespoke built understairs storage and a feature arch door into the re-furbished ground floor w/c. The first room to the right is the characterful sitting room with window to the front and a brick built fireplace which could house a woodburner if required. The kitchen and dining room can be found to the rear which are now open plan to one another. The stylish new kitchen is of a shaker style with wall and base level units and a wooden worktop over. There are integrated appliances to include eye level oven and microwave, dishwasher and fridge/freezer and an induction hob with extractor fan over. The dining room opens nicely onto the rear garden via a set of double as well as providing access to the utility room adjacent. The utility features a range of units with wooden worktops over as well as space for white goods. Accessed via a hatch in the kitchen is the very useful cellar. Heading up to the first floor landing you will find three ample bedrooms and the renovated family bathroom. The main bedroom to the front offers a range of fitted wardrobes as well as a feature fireplace. There is a double room to the rear overlooking the garden and a single room to the front. The bathroom has been beautifully renovated offering a double shower, w/c and hand wash basin all set within useful vanity unit storage.

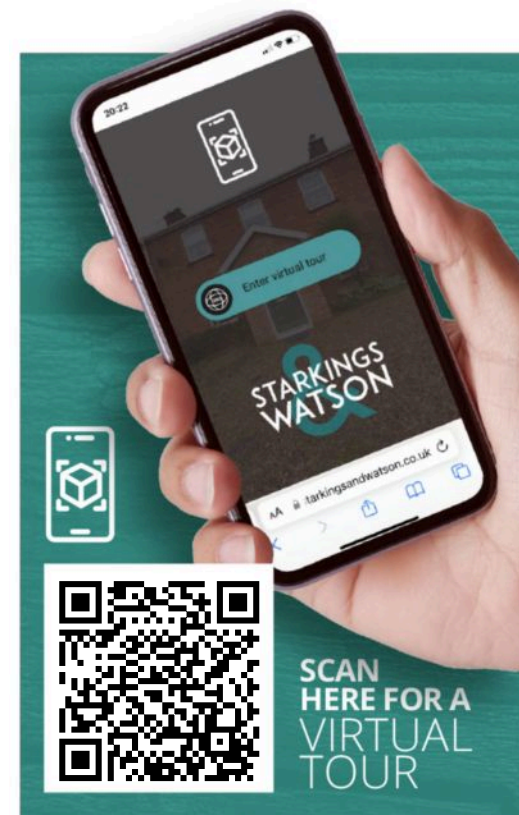
## FIND US

Postcode : NR35 1DH

What3Words : ///folds.decays.whisker

## VIRTUAL TOUR

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







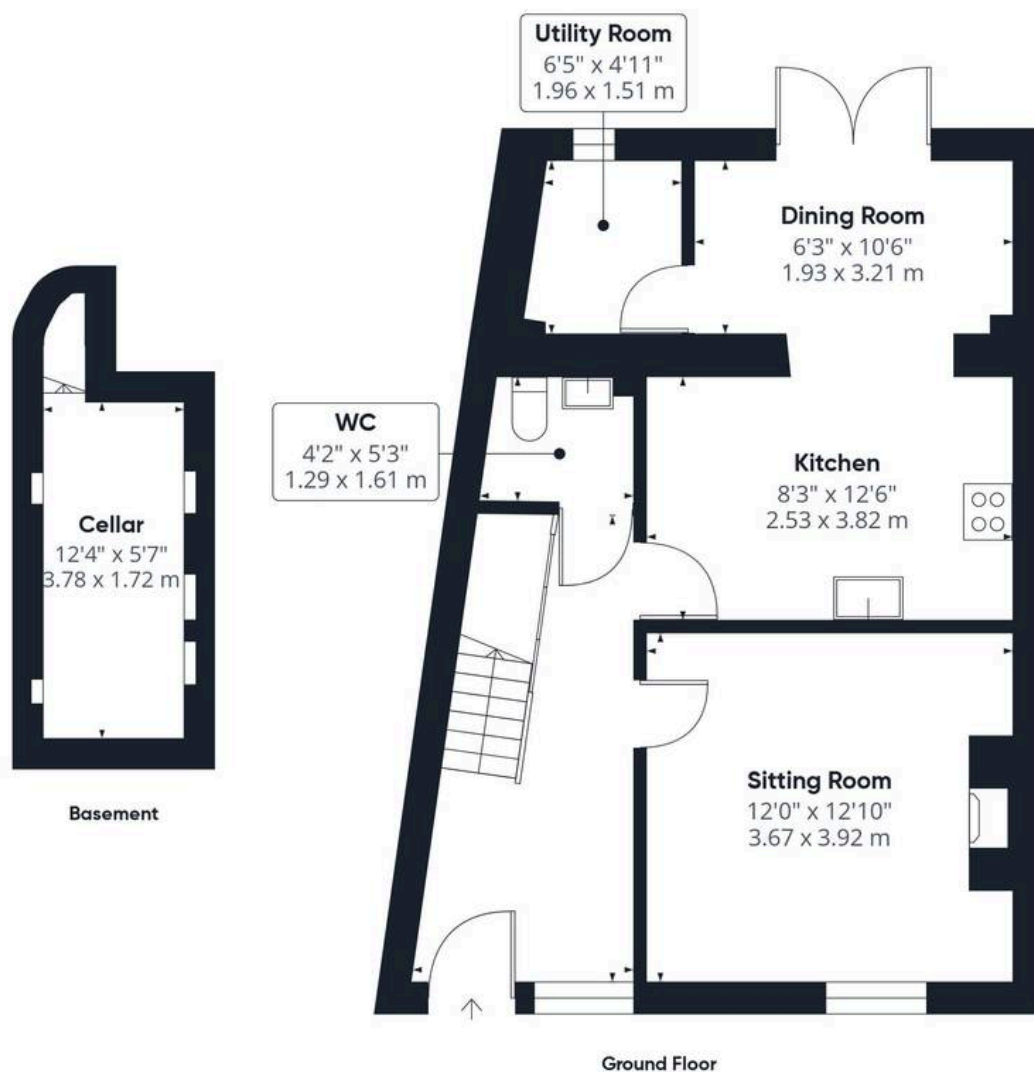




## THE GREAT OUTDOORS

Externally the property features an enclosed private space with a large limestone patio ideal for outside dining which in turn leads to a low-maintenance courtyard garden. The shingled area on the lower level provides plenty of space for planting and for making the garden your own. The garden is also fully enclosed with timber fencing and a brick wall.





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

928 ft<sup>2</sup>  
86.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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