



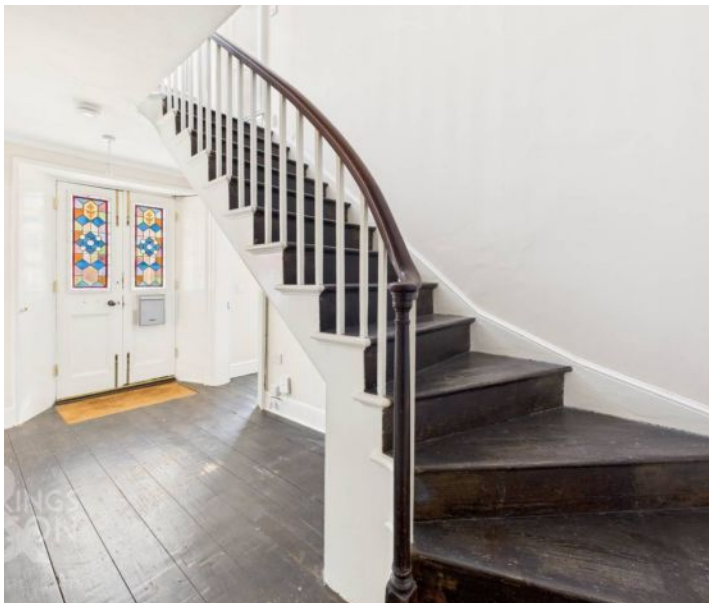
Broad Street, Bungay - NR35 1EE



Broad Street

Bungay

NO CHAIN! Steeped in history and character, this remarkable GRADE II LISTED FOUR BEDROOM ATTACHED FAMILY HOME effortlessly combines classic allure with modern comfort having been FULLY RENOVATED in recent years. This attractive home offers Georgian elegance throughout with an array of original features, a true testament to its heritage. The property forms part of a small and exclusive complex right in the HEART OF TOWN. Internally you will find just under 2000 SQFT (stms) of accommodation spread over three floors. Downstairs, there is a grand entrance hall leading to the IMPRESSIVE MAIN RECEPTION ROOM flooded with natural light as well as the 19' KITCHEN/DINING ROOM with LARGE CELLAR beneath. Upstairs, there are FOUR LARGE BEDROOMS spread over two upper floors with the addition of a shower room, separate w/c and family bathroom. The convenience of a courtyard parking space to the side, along with private walled gardens to the rear, adds a touch of exclusivity to this residence. Other benefits include GAS FIRED CENTRAL HEATING and secure gated access to the side leading to the gardens. Situated in an enviable TOWN CENTRE LOCATION, this property presents a unique opportunity to own a piece of history with all the modern conveniences at hand. With the added bonus of being chain-free, this house is ready for you to call it home.



Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: C

- No Chain!
- Attached Period Georgian Home
- Grade II Listed With Plethora Of Original Features
- Fully Renovated & Presented In Excellent Order
- Kitchen/Dining Room With Cellar & Impressive Main Reception
- Four Bedrooms & Two Bathrooms Over Two Floors
- Courtyard Parking Space
- Private Gardens To Rear
- Excellent Town Centre Location

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

To the front you will find a grand covered Portico entrance with double stained glass doors into the hallway. To the right of the building there are double gates leading to the courtyard providing space to park one vehicle off road. To the other end of the building there is a secure gated access with intercom which is shared with the three properties within the complex, this leads to the door at the side into the kitchen/dining room as well as to the private walled garden.

THE GRAND TOUR

Entering the house via the main entrance doors to the front you will find the grand entrance hall with a solid wood floor, a beautiful Georgian banister with stairs to first floor, as well as doors to the kitchen/dining room and sitting room in opposite directions. The kitchen/dining room provides a modern range of units housing sink, hob, extractor and oven. There is space available for fridge/freezer and dishwasher as well as washing machine. Double Georgian sash windows with shutters to the front make the room bright and homely. A side door leads out to communal areas and private garden secluded from the street. A trap door in the kitchen opens to stairs down into the dry cellar below the kitchen. The sitting room offers beautiful panelled walls as well as stained wooden floor, ornate decorative fireplace and double Georgian sash windows to the front and side, TV, satellite and telephone points. Special feature to this room is a full height Georgian picture window. This window will open up completely to allow walkthrough access to the private courtyard area to the side.

Heading up to the first floor landing there is an elegant Georgian staircase to the landing which boasts stained wooden floor, Georgian sash window and ornate ceiling decoration. Off the first floor landing is access to the family bathroom, as well as two bedrooms and stairs to the 2nd floor. To the left a large double bedroom with decorative feature fireplace, twin built in cupboards, stained wood floor and double Georgian sash windows. Adjacent is the modern family bathroom with combined bath and shower, toilet and sink. To the right of the landing is another large double bedroom with walk-in cupboard, stained wood floor and double Georgian sash windows.

Heading up to the 2nd floor landing you will find stained wooden floor and window to front as well as a useful study area. Off the 2nd floor landing is access to the two further double bedrooms in the eaves with lovely views over the town as well as a feature shower/wet room and separate cloakroom as well as a large walk in cupboard.

FIND US

Postcode : NR35 1EE

What3Words : ///typically.chariots.surviving

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. Charlotte House is a Georgian town house that's been converted over the years into three separate dwellings all of which share the side and rear access via a secure gate. The power to the security door as well as the lighting in the communal passage is provided by the property in question so any new owner would have to assume responsibility for this. The property has access to a communal sky dish as well as fibre broadband to the property.



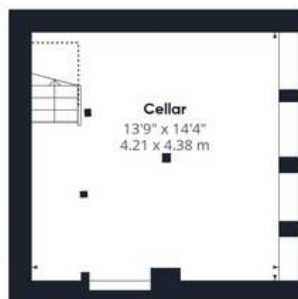




THE GREAT OUTDOORS

This property comes with a pretty walled private garden to the rear which is for the sole use of this property. The private nature of this complex provides a peaceful haven even though you are a stone's throw from the town centre. The garden is accessed via the shared rear pathway and is a blank canvas to make your own.





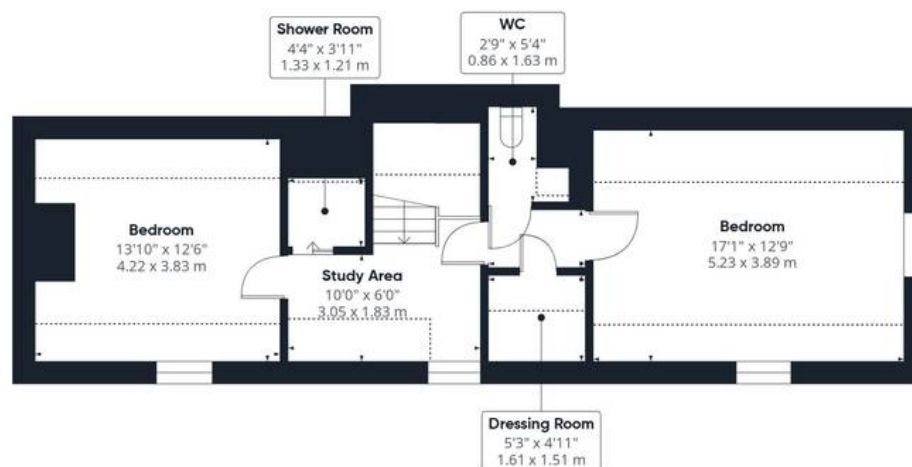
Basement



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1904 ft²

176.9 m²

Reduced headroom

195 ft²

18.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

57a Earsham Street, Bungay - NR35 1AF

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

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