



Nethergate Street, Bungay - NR35 1HE

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&  
WATSON

HYBRID ESTATE AGENTS



## Nethergate Street

Bungay

Situated in the heart of BUNGAY, this charming MID-TERRACE COTTAGE is ONE OF A KIND, offering a perfect blend of traditional CHARACTER and modern comforts. The property additionally benefitting from preventative damp proofing injections in 2019. Spanning over 760 Sq. Ft (stms) with accommodation across Four floors, this delightful property boasts a welcoming HALLWAY ENTRANCE with a convenient W.C., a practical UTILITY ROOM offering undercounter appliances and storage, with stairs up to the spacious 16' SITTING and DINING room, bathed in natural light from a DUAL ASPECT. The well-appointed KITCHEN comes complete with INTEGRATED APPLIANCES, making meal preparation a breeze. Additionally hosting two generous DOUBLE BEDROOMS, with the MAIN BEDROOM enjoying VAULTED CEILINGS and WOODEN BEAMS. Adjacent, the three-piece FAMILY BATHROOM is flooded with light from a VELUX WINDOW with plentiful INTEGRAL STORAGE and UNDERFLOOR HEATING.

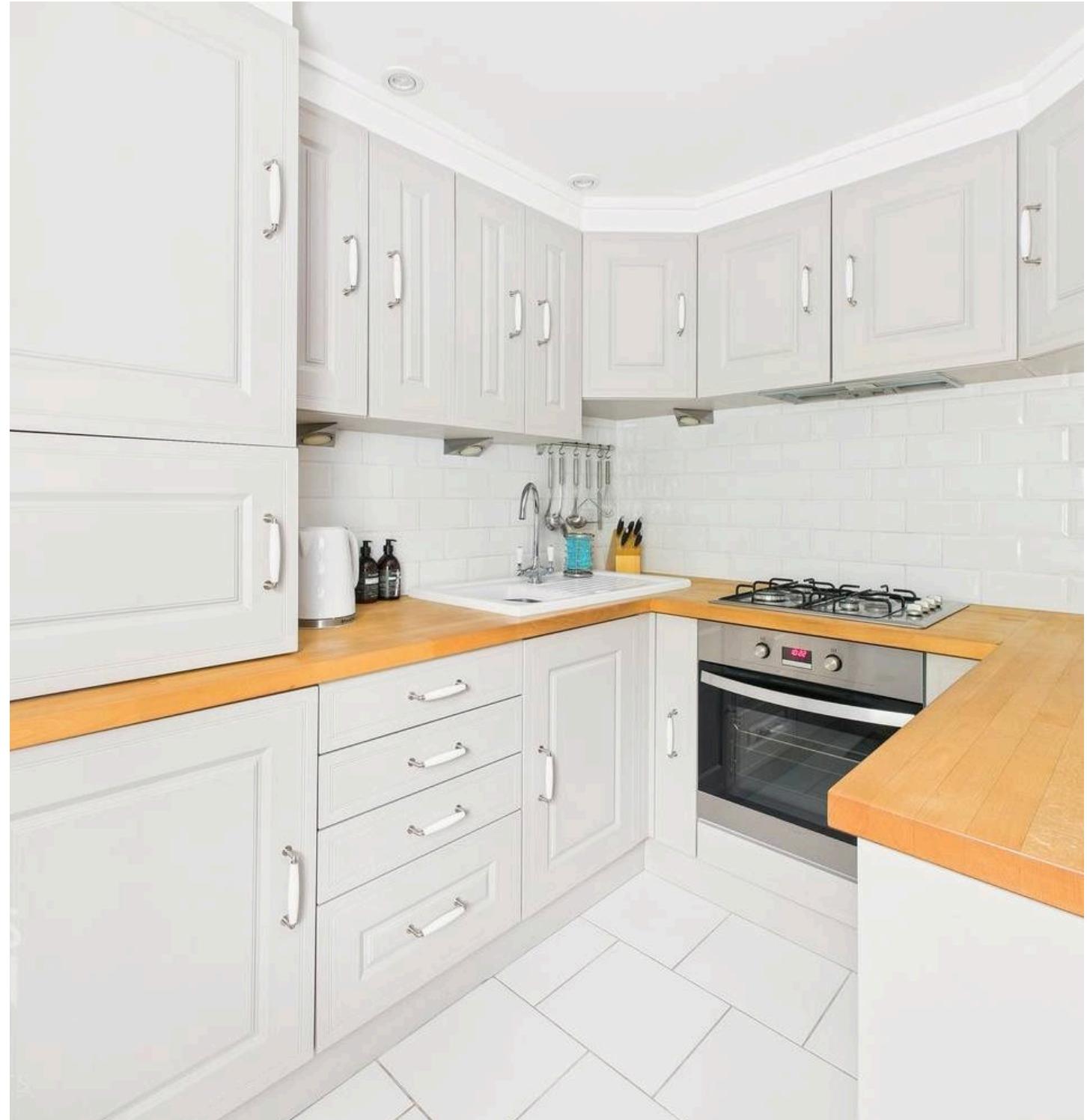
Outside, an enclosed FRONT COURTYARD and a REAR GARDEN offer space for outdoor relaxation, with parking available adjacent to the property for added convenience.

Council Tax band: C

Tenure: Freehold

- Bungay Town Centre Location
- Charming Mid-Terrace Cottage
- Brimming With Character Throughout and Modern Comforts
- Over 760 Sq. Ft (stms) of Living Accommodation Over Three Floors
- 16' Dual Aspect Sitting & Dining Room
- Two Double Bedrooms
- Enclosed Front Courtyard & Rear Garden
- Parking Available Adjacent to the Property

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

The property can be found set back from the road with a brick wall enclosed frontage, a wooden gate opens to the courtyard garden with a brick weave patio seating area. The pathway leads up to the main entrance under an enclosed porch.

## THE GRAND TOUR

Stepping inside, the welcoming entrance hall offers stairs rising to the first floor with a conveniently located two piece WC straight ahead. A wooden latch and brace door opens from the right into the utility room. Offering undercounter space for a washing machine, tumble dryer and further white goods with wall mounted storage cupboards above and plenty of space to store outdoor wear including coats and shoes. Ascending the carpeted stairs to the left, the landing offers generous integral storage with further stairs leading up to the second double bedroom. This room enjoys a front facing aspect with partially vaulted ceilings, carpeted flooring and radiators. Also opening from the landing, the 16' sitting and dining room enjoys a dual aspect with traditional windows and secondary glazing for efficiency, this versatile space offers opportunity for a range of soft furnishing layouts in addition to plenty of space for formal dining, the corner of the room is home to a functioning cast iron stove. A further latch and brace door leads up a handful of stairs and through to the kitchen. Boasting a well thought out variety of wall and base storage cupboards with spotlights overhead and under counter lights. Plenty of worktop space can be found for food preparation as well as integrated appliances including an oven, four burner, gas hob and extractor. Tiled flooring runs underfoot for ease of maintenance with a further door opening to the garden. Also from the kitchen, the final staircase leads up to the second floor landing with doors opening to the main bedroom and family bathroom.

The main bedroom itself, also enjoying a front facing aspect and carpeted flooring, offers exposed wooden beamed and vaulted ceilings with space for storage furniture and an integral storage cupboard in the corner of the room. To the left from the landing, the three piece family bathroom includes a generous corner bath and is primarily tiled to the floors and ceilings with additional underfloor heating. A deceptively large integral storage cupboard can be found to one side with a wall mounted heated towel rail, whilst a large Velux window above floods the space with natural light.

## FIND US

Postcode : NR35 1HE

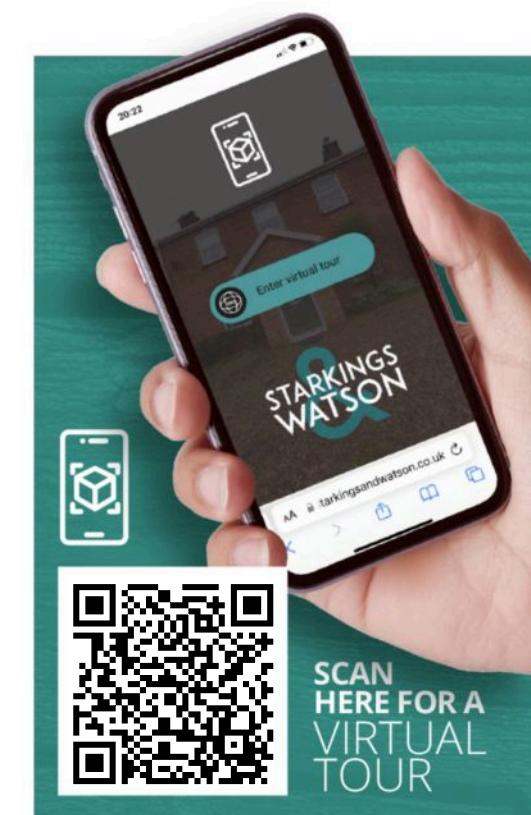
What3Words : //scrubber.rides.posts

## VIRTUAL TOUR

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

## AGENTS NOTES

The adjacent car parking can be reserved annually in the region of £350 PA.



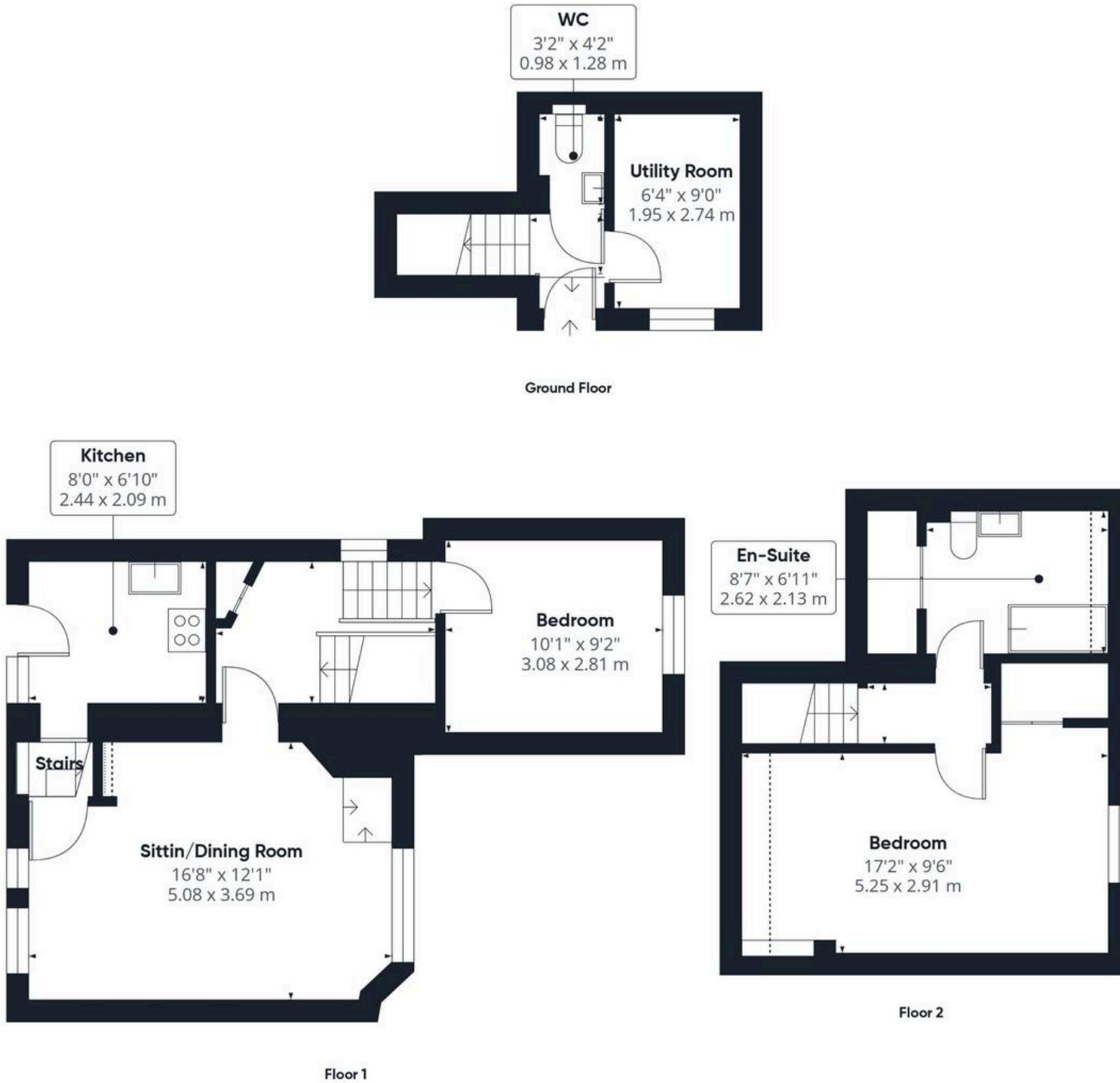




## THE GREAT OUTDOORS

Stepping outside, the rear garden is laid to shingle offering space for outdoor seating and plantings. The brick built storage area provides room for bins and more.







## Starkings & Watson Hybrid Estate Agents

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