



Upper Olland Street, Bungay - NR35 1BH



Upper Olland Street

Bungay

Located in the HEART OF TOWN within a prime position, this wonderful FOUR BEDROOM END OF TERRACE COTTAGE exudes charm and character throughout as well as modern additions. Stepping inside you will discover a harmonious blend of period features seamlessly combined with modern updates including a kitchen/diner with central island and GRANITE WORKTOPS. Also on the ground floor there is a cosy sitting room to the front with a brick fireplace housing a woodburner as well as a large family bathroom. The bathroom has been upgraded recently with four piece suite including a ROLL TOP BATH and SEPARATE SHOWER. Upstairs, FOUR AMPLE BEDROOMS can be found. Outside, the property boasts private COURTYARD STYLE GARDENS arranged over separate levels, providing a tranquil oasis just steps away from vibrant local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace Cottage
- Town Centre Location
- Period Features Retained Throughout
- Modern Updated Kitchen/Dining Room With Granite Worktops
- Sitting Room With Woodburner
- Four Ample Bedrooms & Well Fitted Family Bathroom
- Private Courtyard Style Rear Gardens
- Excellent Position For All The Local Amenities

The property is situated centrally within the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, 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

From Upper Olland Street, the house offers a traditional main entrance door to the front into the sitting room as well as the private gated side passage leading to the rear gardens. From the passage there is gated access into the garden with another entrance door into the kitchen from the garden. The passage also provides access for the neighbour to access their garden. The property is found within the local conservation area but is not listed.

THE GRAND TOUR

Entering via the main entrance door to the rear via the passage you will find the kitchen/diner with a modern range of wall and base level units. There is granite worktops as well as a central island with inset range style oven and hob. you will also find space for dishwasher and washing machine as well as integrated fridge/freezer. A tiled floor flows into the dining room with plenty of space for a dining table. Off the dining area you will find a door into the sitting room and a door into the bathroom. The stylish bathroom has been re-fitted with a roll top bath, separate shower, w/c and hand wash basin. There is an attractive exposed brick wall as fitted storage. The sitting room to the front of the house offers two windows and a traditional front door. There is a wooden flooring as well as stairs to the first floor landing and a brick fireplace housing a woodburner. Heading up to the first floor landing there is a useful w/c as well as access to three bedrooms with the fourth bedroom found off the third. The main bedroom to the front offers a fitted cupboard and two windows to the front. The bedroom to the rear also offers a built in cupboard. As mentioned the third bedroom then provides access to the fourth bedroom beyond but could be re-configured to create separate access if required.

FIND US

Postcode : NR35 1BH

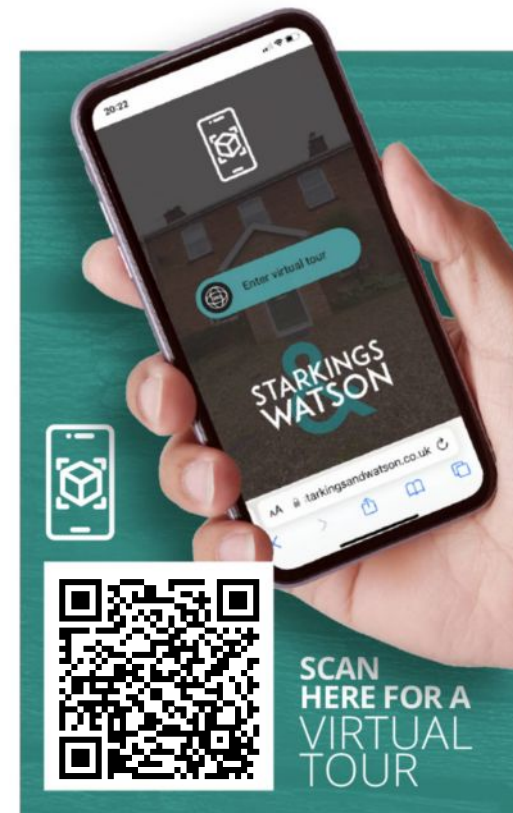
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VIRTUAL TOUR

View our virtual tour fo

AGENTS NOTES

Buyers are advised the property falls within the local conservation area but is not listed. The passage is shared with the neighbour for rear access. Mains services are connected.



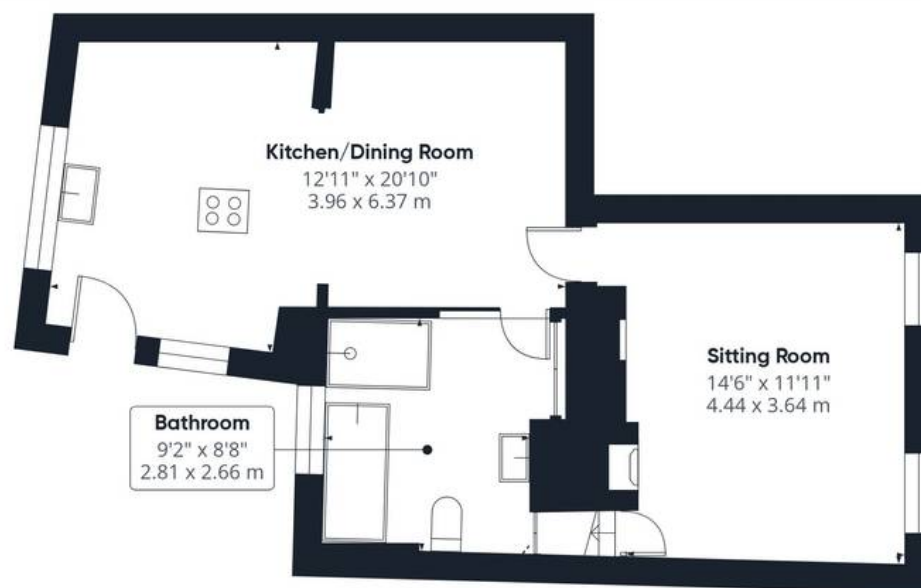




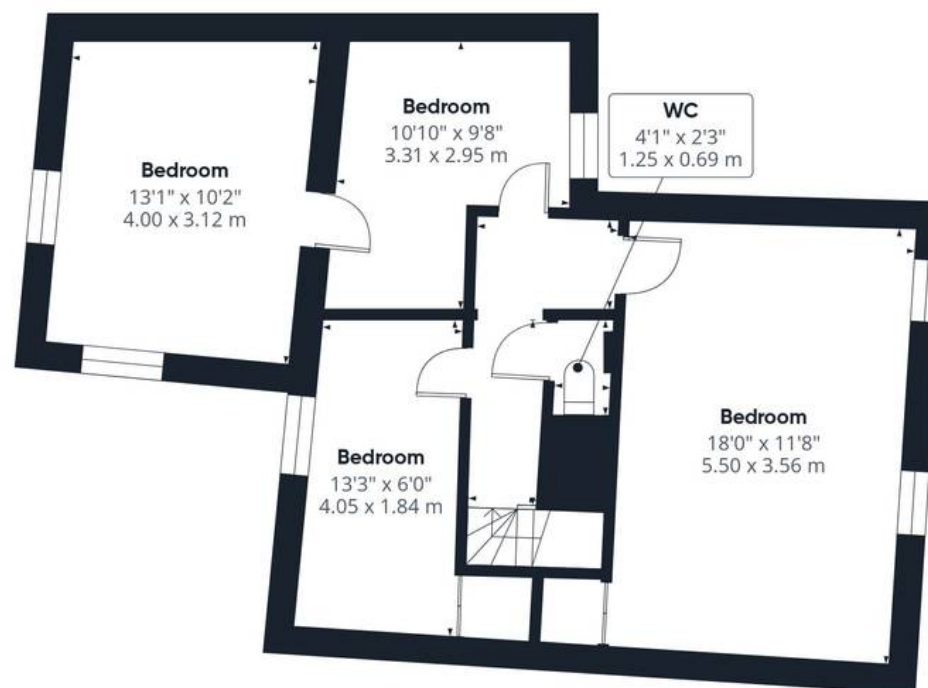
THE GREAT OUTDOORS

The rear garden is arranged over multiple levels with a hard standing area found initially ideal for a table and chairs with space for various sheds if required. A set of steps lead up to the upper level with artificial lawn and more space than you might expect to find. Currently there is a large fish pond and covered pergola as well as pump house and space for a hot tub all of which will be removed upon successful sale. The garden is enclosed with attractive brick walls and fencing.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1074 ft²

99.7 m²

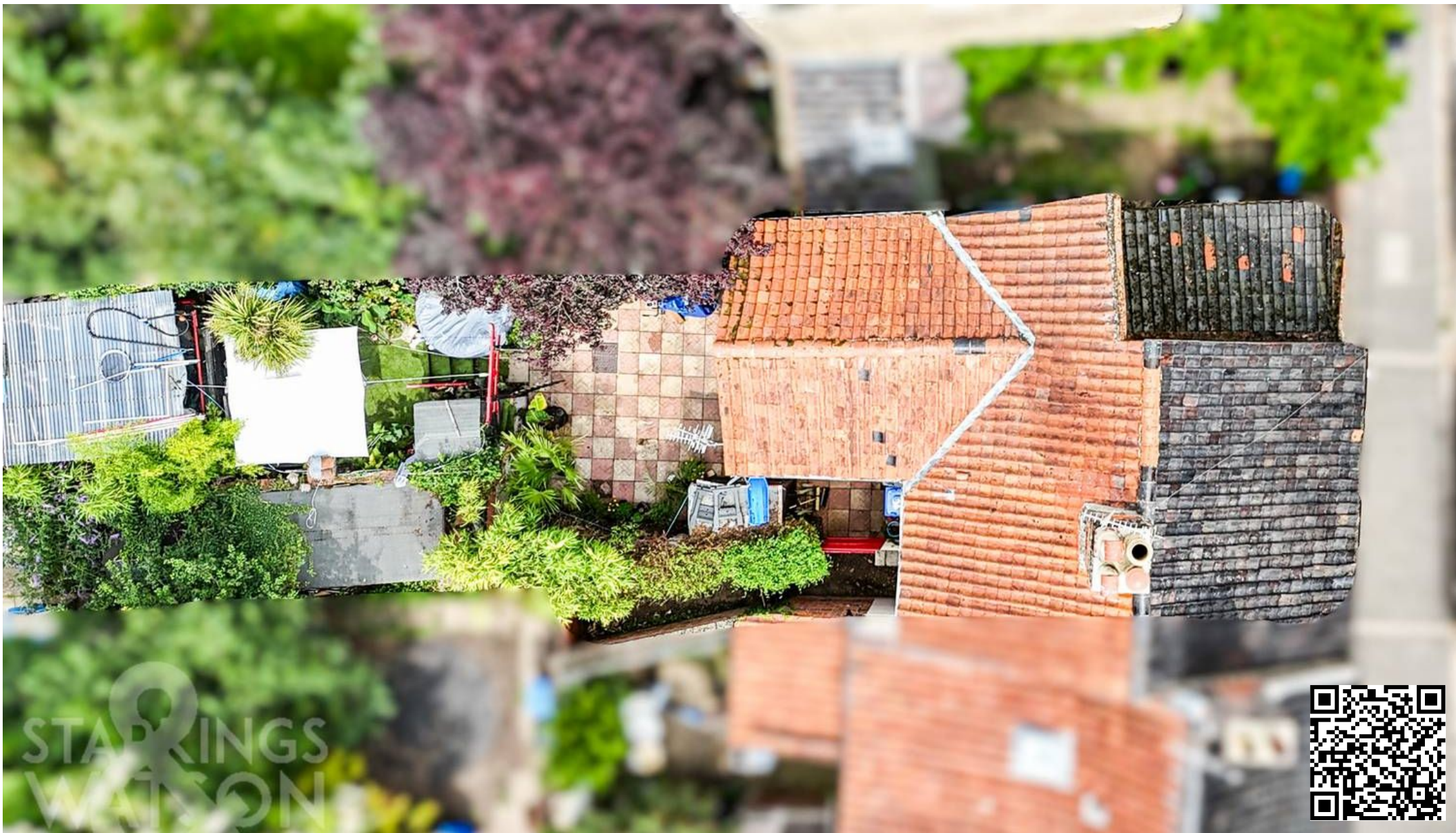
(1) Excluding balconies and terraces

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



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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.