



Saxon Place, Bungay - NR35 1FD



Saxon Place

Bungay

Tucked away within a VERY PRIVATE LOCATION right in the HEART OF BUNGAY you will find this MID-TERRACE TOWN HOUSE presented in very good order offering flexible accommodation OVER THREE FLOORS. The property is accessed via Broad Street onto a shared, private parking area with an ALLOCATED PARKING SPACE. The internal accommodation comprises a hall entrance and CLOAKROOM, SITTING ROOM with a sunny aspect opening into the KITCHEN/DINING ROOM to the rear. On the first floor you will find TWO GENEROUS BEDROOMS - one of which could easily be used as another reception, and a family bathroom. On the top floor, the main bedroom is finished with its own SHOWER ROOM. Externally, the predominantly walled rear garden is PRIVATE and offers a LANDSCAPED SPACE making it the ideal for outside entertaining. The property would make the perfect purchase for those wanting a home in heart of Bungay with all amenities on the doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Generous Bedrooms
- Town Centre Location
- Quiet Tucked Away Position
- Town House Offering Over 1000 Sq. Ft (stms)
- Double glazed windows throughout
- Two Bathrooms & Cloakroom
- Attractive Courtyard Style Garden
- Allocated Off Road Parking

The property is situated on the outskirts 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 property is within the catchment area for Bungay High School and Waveney Valley Leisure Centre is a short walk away. 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 in a tucked away section just off Broad street where a large brick weave opening gives you allocated off road parking with the properties emerging to your right hand side. To the front, there is a well maintained and colourful border hosting a variety of shrubs, with brick a weave walkway taking you to the front door.

THE GRAND TOUR

Once inside newly laid wooden effect flooring can be found in the entrance hall giving access to all living accommodation on the ground floor, stairs for the first floor and handy Cloakroom to your right hand side with low level radiator. The sitting room emerges slightly further down the hallway, laid with all carpeted flooring, this room is generous in size giving owners a potential choice of layout of soft furnishings with double glazed sash window to the front of the property and handy under the stair storage space. Glazed French doors then provide access into the kitchen, whilst allowing an abundance of light to flow through the space. The spacious kitchen and dining area offer a wealth of space for a formal dining table with additional storage solutions. Within the kitchen, you will find a range of wall and base mounted storage units set with tiled splashback, and integrated appliances to include dual ovens and four ring gas burner hob with extraction above whilst leaving room for further freestanding appliances such as a fridge, freezer and plumbing for a washing machine. From here, access to the courtyard garden can be found via French doors.

The first floor landing leads to two double bedrooms as well as a three piece family bathroom suite complete with a bath with handheld shower over, WC, hand wash basin and radiator. The front bedroom presents dual aspect windows, with carpet throughout, and is currently used as an office space however could easily accommodate a double bed with further storage.

The larger of the bedrooms sits to the back of the property - this offers a double bedroom with space for further storage, however currently functions as a studio with dual sash windows overlooking the rear garden. On the second floor you will find the spacious main bedroom, measuring an impressive 20', with dual aspect Velux windows to the front and a Dormer window to the rear allowing plenty of natural light and views across the rooftops of historic Bungay. With part vaulted ceilings, this room affords space for a multitude of layouts and an array of furniture. Next to the bedroom you will find a three piece shower room suite complete with a thermostatically controlled shower, WC, hand wash basin, heated towel rail and window to the rear.

FIND US

Postcode : NR35 1FD

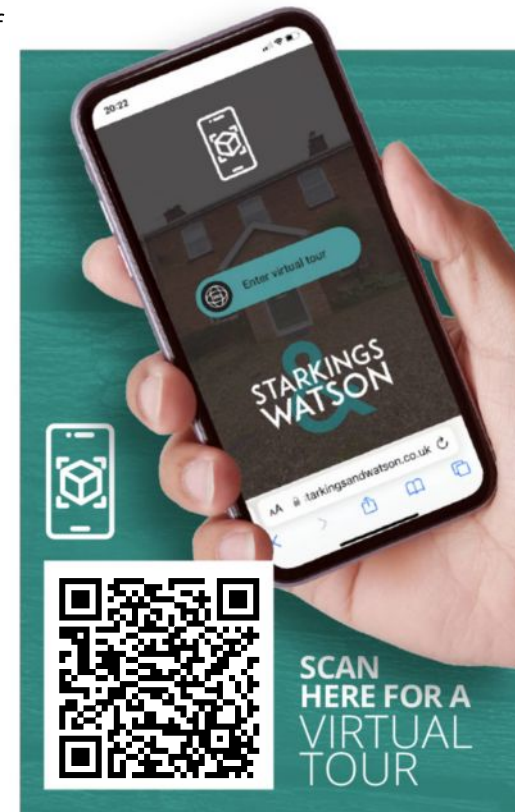
What3Words : ///winning.obligated.variety

VIRTUAL TOUR

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

AGENTS NOTES

The agent has been made aware this is an annual charge of Approx. £100 for upkeep of the communal grounds.



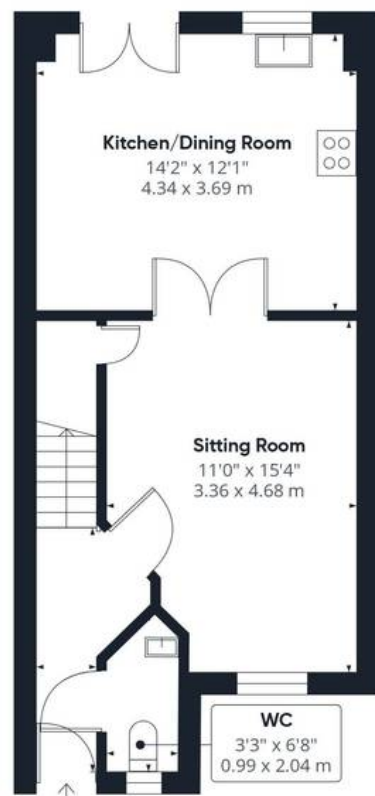




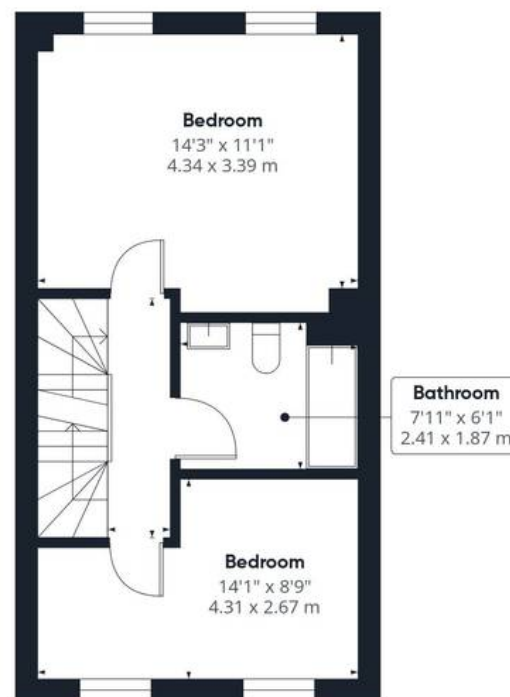
THE GREAT OUTDOORS

The rear garden has been lovingly landscaped by the current owner to offer an attractive yet low maintenance space where the majority of the garden is laid with brick paving to incorporate many colourful planting beds and newly installed timber panel fencing to the sides and rear. A large shed is situated to the back of the garden offering additional storage.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1004 ft²

93.3 m²

Reduced headroom

31 ft²

2.9 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 and 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.