



Broad Street, Bungay - NR35 1EE



Broad Street

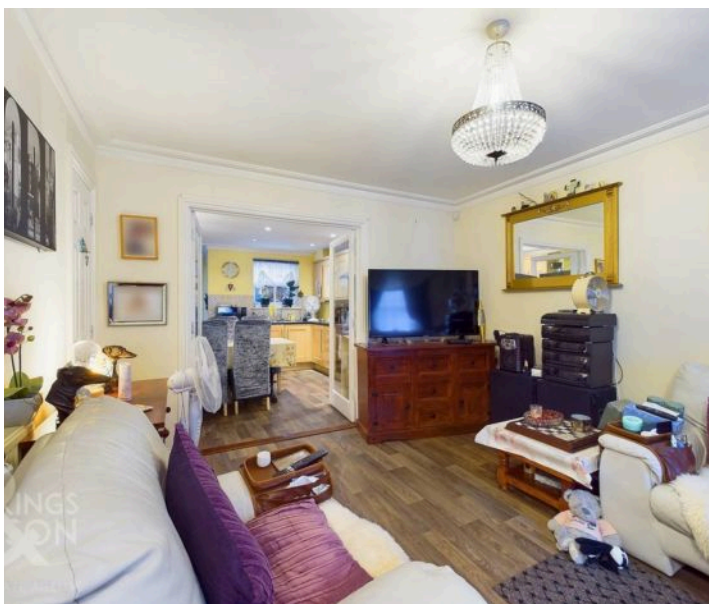
Bungay

This SPACIOUS mid-terraced TOWNHOUSE occupies a prime position in the heart of BUNGAY, within WALKING DISTANCE to LOCAL AMMENITIES. Presented to a GOOD STANDARD, the property offers accommodation arranged over three floors, with ALLOCATED CAR PORT parking, SASH WINDOWS and HIGH CEILINGS throughout. The accommodation is comprised of a hallway entrance with access to the first floor, SITTING ROOM, KITCHEN and DOWNSTAIRS W.C with a door to the rear COURTYARD GARDEN. The first floor includes the MAIN BEDROOM, FAMILY BATHROOM and further DOUBLE BEDROOM. The second floor offers two further DOUBLE BEDROOMS including the MAIN BEDROOM with EN SUITE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Mid-Terrace Townhouse
- Walking Distance to Town Centre
- Approx 1100 Sq. ft (stms)
- Sitting Room and Porch Entrance
- Main Bedroom With Ensuite
- Four Double Bedrooms
- Courtyard Garden
- Allocated Off-Road Parking

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 is approached on Broad Street, with surrounding Georgian houses and on-street parking. The main entrance is found off the street to the front of the property.



THE GRAND TOUR

Stepping through the main entrance, you are greeted by a welcoming entrance hall, providing convenient space for coats and shoes. From here, the layout flows seamlessly into the sitting room, featuring stylish wood-effect flooring, decorative coving to the ceiling and walls, and a useful under-stairs storage cupboard. Double French doors lead from the sitting room into the spacious kitchen/dining room. This well-designed space boasts a range of light wood wall and base units, providing ample storage, and incorporates an integrated oven, hob, and extractor unit. The central area of the kitchen offers generous space for a dining table, creating a sociable hub. To one side of the kitchen, there is dedicated space for a large fridge freezer and other white goods, complemented by further storage options. Adjacent to the kitchen, a convenient downstairs cloakroom features a two-piece suite, a bay window, and an extractor fan. A door nearby provides access to the rear courtyard garden.

Ascending to the first floor, a light and airy landing leads to the first double bedroom, which enjoys views to the front of the property. Positioned between the bedrooms, the well-appointed family bathroom features a three-piece suite, white tiling around the bath, a glass splashback, and ample space for storage units. Completing the first floor is a substantial 14' double bedroom, featuring large windows overlooking the rear of the property and carpeted flooring. The accommodation continues to the top floor, which houses two further double bedrooms, the first of which benefits from an en suite shower room, complete with a glass-enclosed shower cubicle.

Ascending again to the second floor, you are met with 2 further double bedrooms, one with en suite shower room and built in wardrobes.

FIND US

Postcode : NR35 1EE

What3Words : ///eyebrows.adjusted.stiffly

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The courtyard garden is paved, enclosed by timber fencing, and features a rear gate providing access to the carport and street beyond. A freestanding wooden pergola offers a shaded retreat during the summer months. A small canopy provides shelter above the back door, which leads back into the kitchen.

Car port

1 Parking Space

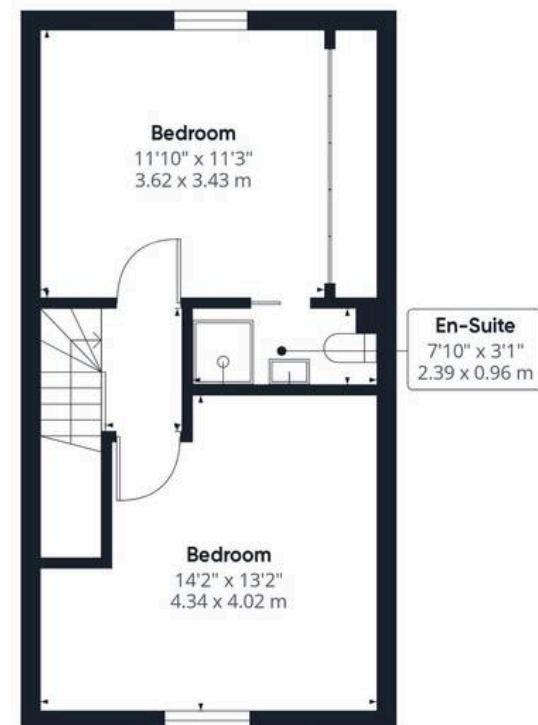
Allocated parking

1 Parking Space





Floor 1



Floor 2

Approximate total area⁽¹⁾

1117.72 ft²
103.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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