

11 St. Johns Road  
Bungay  
NR35 1DH



**ATTIK**  
CITY | COUNTRY | COAST

# 11 St. Johns Road

## Guide Price £300,000

### The fully renovated home...

Welcome to 11 St Johns Road, a beautifully refurbished property that combines historical features with modern living. Originally two separate cottages, this spacious home has been thoughtfully reconfigured into one, offering a delightful space for you and your family.

Upon entering, you are greeted by a welcoming hallway that features custom-built understairs storage, adding both functionality and character. The inviting lounge, complete with a fireplace provides a cosy spot to relax. The design allows for the original fireplace to be reinstated, should you prefer a traditional wood-burning stove. Despite its position on a thoroughfare, the property enjoys a peaceful ambience, ideal for comfortable living.

The heart of the home is the stylish kitchen, which boasts integrated appliances, including a double oven, dishwasher, and hob, alongside ample storage space. A recent extension enhances the flow of the living areas and features French doors that lead out to a charming patio area, perfect for al fresco dining or peaceful moments in the open air.

Upstairs, you'll find three well-proportioned bedrooms, comprising two spacious doubles and a versatile single, ideal for a guest room, child's bedroom, or home office. Bedroom one is generously sized and benefits from fitted wardrobes, presenting a practical storage solution. The other bedrooms have been tastefully decorated, offering a warm and inviting atmosphere. The shower room upstairs matches the elegance of the ground floor cloakroom, ensuring a cohesive design throughout.

What makes this property particularly appealing is the opportunity to purchase it alongside no.9 St Johns Road, and this property is currently utilised as an annexe to no.9. This presents a wonderful chance for multi-generational living or additional rental income, offering flexibility to suit your needs.

Outside, the property features an enclosed private space with a large limestone patio, leading to a low-maintenance courtyard garden. This area provides an excellent canvas for your outdoor aspirations, whether you envision it laid to lawn or kept as a quaint garden retreat.

Situated in the vibrant town of Bungay, this home provides easy access to local amenities, shops, and the scenic countryside. With its blend of character and modern comforts, 11 St Johns Road is an exceptional opportunity for those seeking a new home in this charming area.

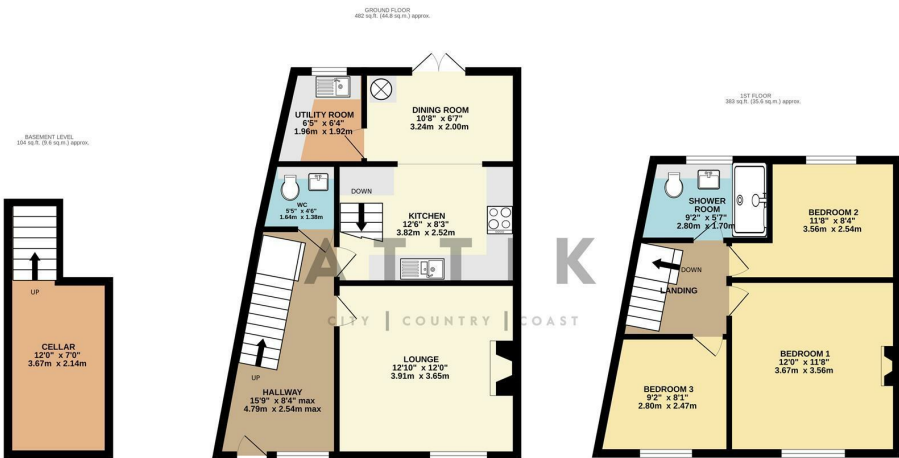
### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating C



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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