



**Castle Lane, Bungay NR35 1DE**

**welcome to**

**Castle Lane, Bungay**

William H Brown offer this charming DETACHED COTTAGE, situated in the sought after town centre of Bungay. The property offers charm and character throughout; with generous sized rooms, Conservatory to the Rear which overlooks the garden, Off road parking and a Car Port.



**Location**  
**Bungay is a beautiful historic Market Town, in the heart of the Waveney Valley -with roots that can be traced back to Roman times. Nestling within a wide meander of the river Waveney, which forms the border between Norfolk and Suffolk, Bungay is an excellent position to explore the delights of both Norfolk and Suffolk. It's a town that has so much to offer from scenic walks, good shopping and historic buildings including the remains of Bigod Castle dating back to 1100AD. A weekly market still takes place. It also has annual Street Markets and independent Shops and Food producers; meaning Bungay continues to thrive as a town and is known for its many choice of local shops, pubs, restaurants and cafes. There is a fantastic cultural lifestyle in Bungay with The Fisher Theatre, acts as a hub for social events such as films, plays, exhibitions and other gatherings. There is also the Waveney Valley Leisure Centre and Waveney Valley Golf Club close by. There is a wide choice of education facilities with a fine range of nursery schools and primary schools, Bungay High School which also offers Sixth Form.**

## **Accommodation**

### **Ground Floor**

#### **Lounge**

14' 9" Max x 11' 11" Max ( 4.50m Max x 3.63m Max )  
Double glazed windows to Front and Side Aspect, Front door entrance, Radiator, Woodburn Style Gas Feature Fire Insert into Chimney breast, Picture rail, Carpet Flooring.

#### **Kitchen**

6' 2" Max x 11' Max ( 1.88m Max x 3.35m Max )  
Double glazed window to Rear aspect, Door leading to Conservatory, Fitted Kitchen with a Range of Wall and Base units and Work surfaces, Stainless steel 1.5 Bowl Sink and Drainer unit, Oven, Hob, Plumbing for washing machine or Dish washer, Gas Combi boiler, Open plan to Dining room,

#### **Dining Area**

8' 7" Max x 8' 8" Max ( 2.62m Max x 2.64m Max )  
(Please note: Measurements for this room is to the Front of the Stairs), Double glazed window to Front aspect, Under stairs cupboard, Carpet flooring.

#### **Conservatory**

18' x 6' 9" ( 5.49m x 2.06m )  
Double glazed Wooden Construction, Storage cupboard, Two sets of Doors leading outside, Door to Dining Room, Tiled flooring.

### **First Floor**

#### **Landing**

Doors leading to Bedroom Two, WC and Bathroom.

#### **Bedroom 1**

10' 4" Max x 12' Max ( 3.15m Max x 3.66m Max )  
Double glazed window to Front and Side aspect, Built in wardrobes, Radiator, Carpet flooring.

#### **Bedroom 2**

8' 6" Max x 6' 1" Max ( 2.59m Max x 1.85m Max )  
Double glazed window to Front aspect, Radiator, Carpet flooring.

#### **Cloakroom**

Double glazed window to Rear aspect, Toilet, Vanity basin with Storage under, Wood paneling, Storage Cupboard, Radiator.

#### **Bathroom**

Double glazed window to Rear aspect, Bath with Mixer taps, Wood paneling, Door to Bedroom 1, Radiator.

#### **Outside**

To the Front of the property there is off-road parking via a driveway with access to a Car port. The Rear garden is laid to concrete making it easy maintenance with planted areas with a range of plants and shrubs.



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## Castle Lane, Bungay

- Detached Two Bedroom Cottage
- Charm and Character Property
- \*\* NO CHAIN \*\*
- Off Road Parking
- Desirable Town Centre Location, Close to Amenities

Tenure: Freehold EPC Rating: D

# £265,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106157 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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