



**Upper Olland Street, Bungay NR35 1BG**



**welcome to**

## **Upper Olland Street, Bungay**

This elegant four-bedroom Georgian townhouse is a true gem in the centre of Bungay. Steeped in history and brimming with original character, the property boasts period features including open fireplaces, sash windows, and high ceilings, all beautifully preserved to maintain its charm.

### **Location**

Situated in the heart of Bungay, this stunning Grade II listed Georgian townhouse offers a perfect blend of historical charm and modern living. Located within walking distance of local amenities, this spacious home provides a rare opportunity to live in one of the town's most sought-after areas.

### **Description**

The ground floor offers two generous reception rooms, ideal for entertaining or family living, both featuring feature fireplaces. The kitchen, with ample space for modern appliances, is complemented by a separate utility room for added convenience. The cellar, located below the house, provides excellent additional storage or the potential for creative use.

The first and second floors host four spacious bedrooms, each offering plenty of natural light and unique period details. A bathroom on each floor adds convenience, with scope for further updates if desired.

To the rear, the property enjoys a delightful garden, providing a private retreat for outdoor dining and relaxation. Beyond the garden, off-road parking ensures practicality and convenience—a rare find in a property of this era.

This Grade II listed home is perfectly positioned close to Bungay's local amenities, including independent shops, cafes, and schools, making it an ideal property for families or anyone seeking a blend of historical charm and town-centre living.

**\*\*Viewing is highly recommended to fully appreciate all this exceptional property has to offer.\*\***

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

Stairs to Cellar, Ceiling light, Vinyl Flooring.

##### **Cellar - Below Ground Floor**

10' 4" x 11' 7" ( 3.15m x 3.53m )  
Brick floor and walls, Ceiling Light.

##### **Lounge**

20' 4" x 11' 10" ( 6.20m x 3.61m )  
Double glazed window to Front aspect, Ceiling Light, Open Fireplace, Radiator, Cupboard, Carpet flooring.

##### **Dining Room**

15' 7" x 12' 1" ( 4.75m x 3.68m )  
Double glazed window to Front aspect, Ceiling Light, Ornamental Fireplace, Radiator, Carpet flooring.

##### **Kitchen/ Diner**

12' 8" x 12' 2" ( 3.86m x 3.71m )  
Double glazed window to Rear aspect, Ceiling light, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Space for Fridge, Oven and Dishwasher, Tiled flooring.

##### **Study/ Downstairs Larder**

8' 7" x 3' 7" ( 2.62m x 1.09m )  
Double glazed window to Rear aspect, Spotlights, Tiled flooring.





### **Downstairs Bathroom**

Double glazed window to Rear aspect, Ceiling Light, Toilet, Sink with Base unit, Plumbing for washing machine, Tiled flooring.

## **First Floor**

### **Landing**

Double glazed window to Front aspect, Stairs leading to Second floor.

### **Bedroom 1**

15' 8" x 10' 7" ( 4.78m x 3.23m )  
Double glazed window to Front aspect, Ceiling Light, Open Fireplace, Large Walk in Wardrobe space, Carpet flooring.

### **Bedroom 2**

15' 8" x 12' 1" ( 4.78m x 3.68m )  
Double glazed window to Front aspect, Ceiling Light, Fireplace, Radiator, Carpet flooring.

### **Bathroom**

Two double glazed window to Rear aspect, WC, Wash hand basin, Bath tub, Fireplace, Spotlight, Vinyl Flooring.

## **Second Floor**

### **Bedroom 3**

14' 10" x 12' 8" ( 4.52m x 3.86m )  
Single glazed window to Side aspect, Ceiling Light, Fireplace, Radiator, Carpet flooring.

### **Bedroom 4**

13' 4" x 8' 8" ( 4.06m x 2.64m )  
Single glazed window to Rear aspect, Ceiling Light, Radiator, Carpet flooring.

### **Shower Room**

WC, Wash hand basin, Shower cubicle, Spotlights, Radiator, Vinyl flooring.



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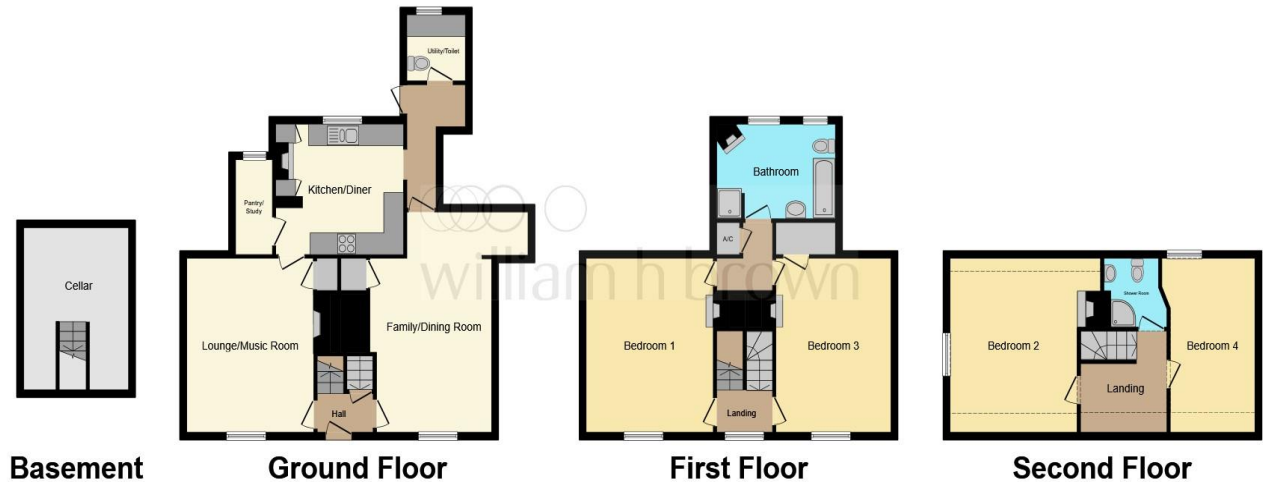


welcome to

## Upper Olland Street, Bungay

- \*\* Grade II Listed Feature Property \*\*
- Four Bedroom Georgian Town House
- Spacious Rear Garden And Offroad Parking
- Stunning Reception Rooms
- Close To Town Centre And All Local Amenities
- Beautifully Presented Kitchen With A Pantry/Home Office & Separate Utility
- Open Fire Places
- Beautifully Presented Kitchen With A Pantry/Home Office & Separate Utility
- Open Fire Places

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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