



**Webster Street, Bungay NR35 1DX**



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## **Webster Street, Bungay**

Nestled in the centre of the historic and picturesque market town of Bungay, this delightful three-bedroom mid-terrace home offers the perfect blend of town convenience and generous outdoor living. Just a short stroll from local shops, cafés, schools and scenic walks along the River Waveney.



## Location

Bungay is a charming and historic market town set on the edge of the picturesque River Waveney in Suffolk. Known for its independent shops, cosy cafes, traditional pubs and strong sense of community, the town offers a perfect blend of rural beauty and everyday convenience. With excellent local schools, regular markets, and access to stunning countryside walks, Bungay is a sought after location for families, professionals and those looking to enjoy a relaxed pace of life whilst remaining connected.

## Description

Step inside and you'll be greeted by a welcoming entrance leading into a large lounge diner - ideal for entertaining or cosy family evenings. The separate, well-proportioned kitchen offers excellent workspace and storage, perfect for whipping up anything from quick breakfasts to Sunday roasts.

Upstairs, you'll find three separate bedrooms, all with great natural light and practical layouts, and a well-appointed family bathroom. Whether you're a first-time buyer, a growing family or simply looking to enjoy central town living with the benefit of outdoor space, this home offers flexibility for every lifestyle.

Outside, the real gem awaits - a lovely garden mainly laid to lawn, with a decking area perfect for al fresco dining, summer barbecues or a quiet morning coffee. The space provides a rare sanctuary in such a central location, giving you the best of both worlds.

Don't miss your chance to view this charming, centrally-located home with room to grow and relax.

## Accommodation

### Ground Floor

#### Lounge

21' 2" x 12' 2" ( 6.45m x 3.71m )  
Double glazed window to Front, Ceiling light, Decorative Fireplace with Electric Fireplace, Radiator, Carpet flooring.

#### Kitchen

12' 2" x 10' 1" ( 3.71m x 3.07m )  
Double glazed window to Side aspect, Wall and Base units with work surfaces country style kitchen, Sink and drainer unit, Space for Range cooker, Cookerhood Over head, Space for Fridge and Freezer unit, Tiled flooring.

#### Bathroom

Double glazed window to Rear aspect, Toilet, Wash hand basin, Spotlights, Bath with over head shower unit, Radiator, Vinyl flooring.

### First Floor

#### Landing

Access to all three bedrooms from landing area.

#### Bedroom 1

12' 2" x 10' 10" ( 3.71m x 3.30m )  
Double glazed window to Front aspect, Ceiling light, Feature fire place, Radiator, Carpet flooring.

#### Bedroom 2

9' 5" x 7' 9" ( 2.87m x 2.36m )  
Double glazed window to Rear aspect, Ceiling light, Radiator, Carpet flooring.

#### Bedroom 3

10' x 6' 3" ( 3.05m x 1.91m )  
Double glazed window to Rear aspect, Ceiling light, Radiator, Carpet flooring.

### Outside

#### Rear Garden

Mostly laid lawn and decking area.



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## Webster Street, Bungay

- Central Town Location In Charming Bungay
- Three Separate Bedrooms
- Large Lounge Diner
- Generously Sized Kitchen
- Family Bathroom
- Lovely Garden With Lawn & Decking Area
- Perfect For FTBs, Families Or Downsizers

Tenure: Freehold EPC Rating: D

Council Tax Band: B



**£240,000**

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