



**Staithe Road, Bungay NR35 1EU**



*welcome to*

## **Staithe Road, Bungay**

Charming Victorian Semi-Detached home, ideally positioned for the Town Centre and River Waveney Access. Inside open-plan living and a bathroom feature on the ground floor with two double bedrooms and en-suite on the first floor. Outside the stunning gardens are complimented by a studio space.



William H Brown are delighted to present this charming two double bedroom Victorian semi-detached home. A porch entrance leads into the spacious open-plan sitting/dining room with large window and feature fireplace, an inner lobby leads to the stairs and the kitchen breakfast room which enjoys a view of the gardens. An extensive range of fitted units offers superb storage and working space with a fitted oven, hob and extractor. Space is made for a dining table and a door leads to the garden. Internally we pass a lobby into the bathroom where a bath with shower and fitted screen, wash basin and w/c feature. On the first floor two generous double bedrooms lead off the landing. At the front an impressive double with fitted cupboards. At the rear the main bedroom enjoys a view of the garden and offers fitted storage and opens to the modern en-suite, boasting a double with shower, wash basin and w/c. Outside the superbly planned rear garden enjoys a courtyard area leading from the kitchen, storage shed and steps up to the main garden which pass a range of planted beds. An area of lawn is framed with established shrubs and bushes whilst at the head of the space a large studio and covered entertaining area with outside kitchen and detailed garden feature. The studio enjoys power and light. A further timber garden shed is in place.

## **Entrance Porch**

## **Sitting/Dining Room**

19' 2" x 13' 5" ( 5.84m x 4.09m )

## **Inner Lobby**

## **Kitchen/Breakfast Room**

9' 6" x 12' 8" ( 2.90m x 3.86m )

## **Bathroom**

## **Landing**

## **Bedroom 1**

11' 9" x 10' 7" ( 3.58m x 3.23m )

## **En-Suite**

## **Bedroom 2**

10' 9" x 12' 2" ( 3.28m x 3.71m )

## **Front Garden**

## **Rear Garden**

## **Studio**



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## Staithe Road, Bungay

- Victorian Semi-Detached Home
- Superb Situation for Town Centre and River Waveney
- Open Plan Sitting/Dining Room
- Kitchen Breakfast Room
- Family Bathroom & En-Suite to Bedroom One

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY107010 - 0002

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