



40 WINGFIELD STREET

BUNGAY NR35 1EZ



Sympathetically restored period home elevated from the road with garden and potential for off road parking.

Set back from the road on a slightly elevated plot, this charming family home has been carefully refurbished with many original features retained.

Entering from the front brings you to an entrance hall with stairs rising to the first floor. A sitting room is positioned at the front of the home with fireplace and alcoves either side. The dining room is located at the end of the hallway and has French doors opening to the garden. A split-level floor allows for headroom in the cellar which is accessed from the dining room. The cellar is dry and provides useful storage space. At the rear of the property is the kitchen which has direct access to the garden.

On the first floor the split-level landing is particularly characterful with original mid Victorian staircase. There are two double bedrooms to the front and rear aspect with a third, single bedroom, overlooking the front. The bedrooms are served by a family bathroom which is generous in size.

Outside, the rear garden has a large timber workshop which could be replaced by a garage or removed to provide an off-road parking space.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

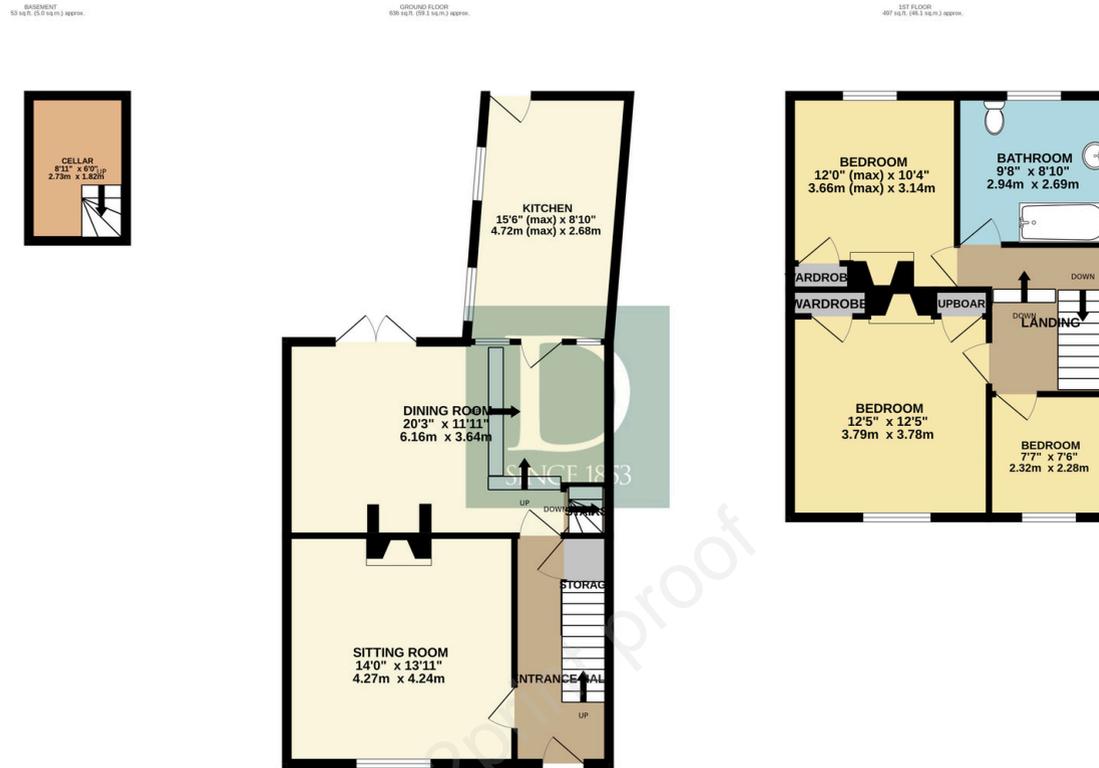
East Suffolk Council. Council Tax Band - B





GREAT
LOCATION

FLOOR PLAN



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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