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Upper Olland Street,
Bungay, Suffolk

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ESTATE AGENTS



Bungay Town Centre - 150 yards
Beccles - 6.1 miles
Norwich - 15.4 miles
Southwold - 16.7 miles

The Property Offers:

Entrance Hallway
Sitting/Dining Room, Conservatory
Kitchen, Bathroom
Master Bedroom
Two Further Double Bedrooms
External Laundry Room and W/C
Delightful Landscaped Gardens, Kitchen Garden
Ample Parking
870 sq.ft (stms) Garage & Workshop
2000 sq.ft (stms) Victorian Barn

The most interesting and impressive opportunity to purchase this modern detached bungalow situated in the very heart Bungay enjoying a discreet plot approaching a quarter of an acre. To further complement the site a charming Victorian red brick barn offers 2000.sq.ft of space over two floors whilst an adjoining garage and workshop offer a wealth of uses and potential. The bungalow itself boasts three double bedrooms, kitchen, large sitting/dining room and conservatory opening to the gardens. This is truly a unique opportunity.



The Bungalow

Entering the bungalow via the front door we are welcomed by the hallway which gives access to all of the rooms. To our right we step into the sitting/divining room, this generous room enjoys windows to two aspects which fill the space with natural light whilst French doors open to the conservatory ideally extending the space when entertaining. The conservatory in-turn opens to the garden and offers a superb spot to enjoy the outside throughout the year. Returning to the hall we step into the kitchen, this room is fitted with a range of wall and base units providing excellent storage and working space above. The sink is set below a window looking to the side aspect whilst a door leads outside. A fitted oven, hob and extractor feature. Stepping along the hall we find the airing cupboard adjacent to the bathroom. The bathroom is fitted with a bath, separate shower, wash basin and w/c. The first of the bedrooms offers a generous double room positioned to be versatile in its use whilst at the foot of the hall we find two further double rooms offering excellent space for a double bed and furnishings.





Gardens, Grounds & Outbuildings

From Upper Olland Street the discreet entrance leads us via the driveway to wrought iron gates which open to the impressive parking and frontage sat between the bungalow and the charming red brick barn. here a covered area between the two buildings leads us to the front door. A path leads around the bungalow itself where planted beds frame the space stocked with roses and perennial flowers. The path passes the external laundry room and w/c before leading us to the rear entrance via the kitchen and continues full circle passing the gardens and returning to the front of the bungalow. The rear garden offers a spacious paved garden framed with stocked raised beds. On the southern boundary we find the impressive outbuildings, the main barn is a red brick, pan tiled Victorian barn that boasts 2000 sq.ft (stms) set over two floors, this incorporates a store room and office space. Adjacent we find a later single garage and workshop (double garage) that offer 870 sq.ft (stms) of space. To the front of the barns a cobbled yard adds to the charm whilst to the side we find an impressive kitchen garden.

Location

This property is located in the historic heart of the vibrant market town of Bungay, offering access to the River Waveney and protected open green spaces that surround this charming Town. Bungay offers a good range of all amenities and shops, schools, health centre, library, restaurants, cafes and delicatessens, along with The Fisher Theatre (now showing films) and leisure facilities including Waveney Leisure Centre (gym and indoor swimming pool) and Golf & Tennis club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.





Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

All mains connected. Oil Fired Central Heating.

Energy Rating: TBA

Local Authority

East Suffolk Council

Tax Band: C

Postcode: NR35 1BE

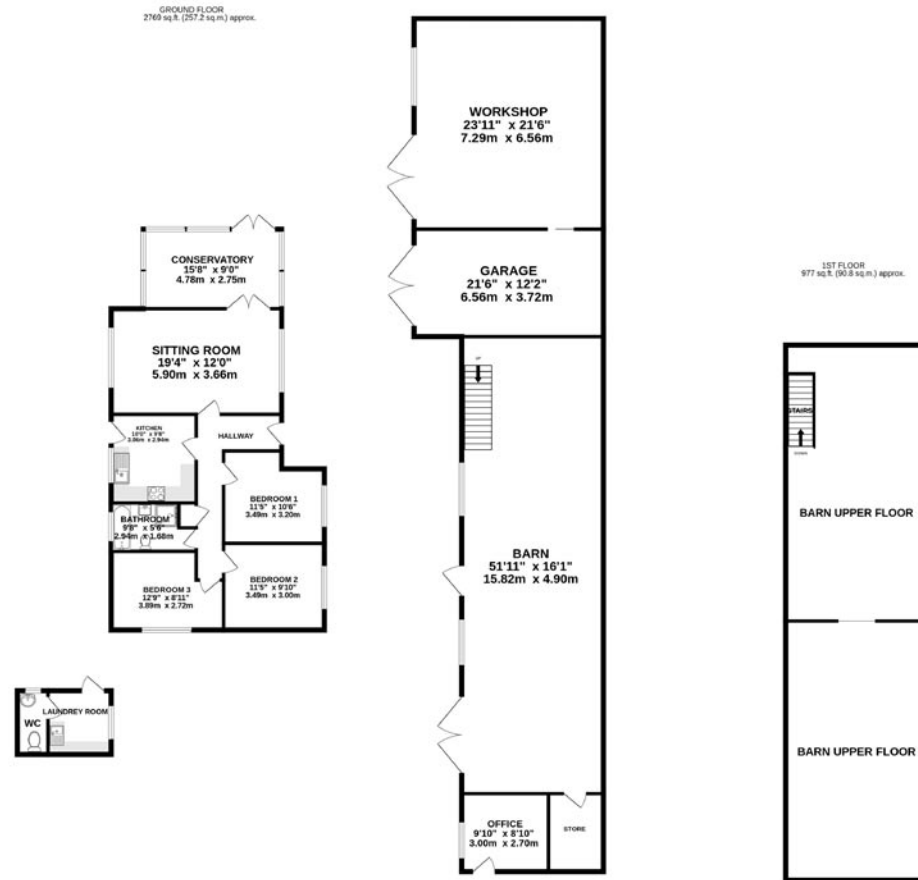
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £450,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Loddon	01508 521110
Beccles	01502 710180
Halesworth	01986 888205
Harleston	01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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