



44 LOWER OLLAND STREET

BUNGAY, NR35 1BX



Situated within the popular and historic market town of Bungay, this attractive three-bedroom detached home offers spacious, open-plan living ideal for modern family life.

The property is approached via a driveway providing off-road parking for two vehicles. A pathway to the side leads to a gate giving access to the rear garden.

Upon entering, a welcoming entrance hall provides stairs rising to the first-floor landing. A door leads into the bay-fronted lounge, a bright and inviting space which seamlessly opens through to the bay-fronted dining room/second reception room — perfect for entertaining or flexible family living.

An additional opening from the lounge leads into the well-appointed kitchen/breakfast room, fitted with a range of wall and base units, an eye-level double oven, and a breakfast bar. French doors and a rear-facing window allow for plenty of natural light and provide access to the rear garden. A door from the kitchen leads to a convenient ground floor WC.

Upstairs, the landing gives access to three generously sized bedrooms along with a family bathroom. Externally, The property is approached via a driveway providing off-road parking for two vehicles. A pathway to the side leads to a gate giving access to the

rear garden. The rear garden is predominantly paved for ease of maintenance and features a useful brick-built shed, creating an ideal space for storage or potential workshop use.

This well-presented home combines character features with practical living space, all within easy reach of Bungay's local amenities, shops, schools and transport links.

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 - C





NO ONWARD
CHAIN!

FLOOR PLAN



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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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CONTACT US

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