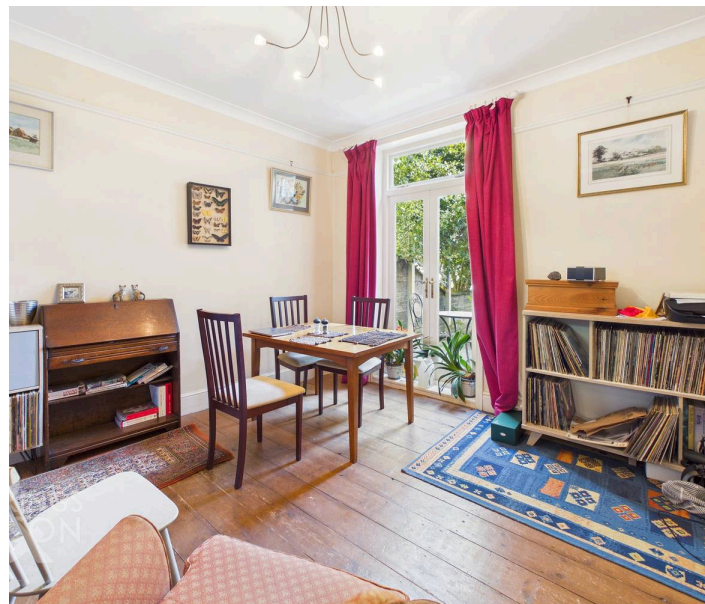
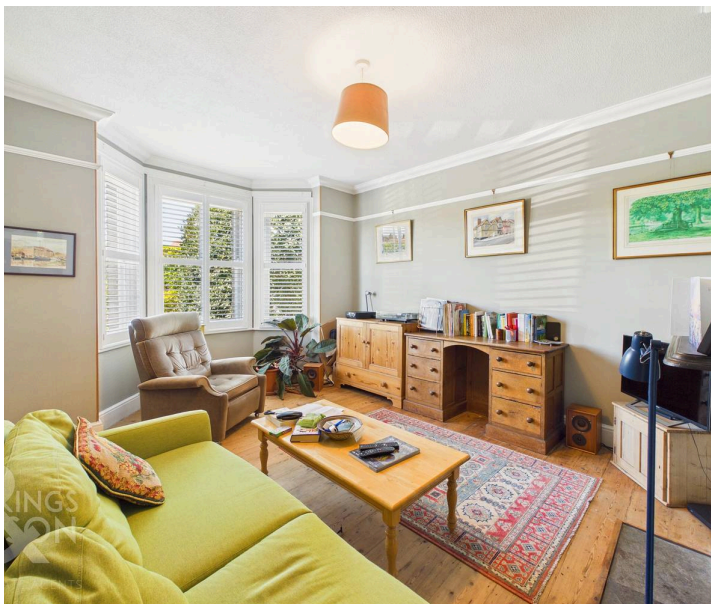




St. Johns Road, Bungay - NR35 1DH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Johns Road

Bungay

Located within the HEART OF BUNGAY town centre with the shops and local amenities within easy reach, you will find this PERIOD MID-TERRACE home with plenty of internal accommodation extending to over 1150 SQFT (stms) presented in good order. The property retains many of its original CHARACTER FEATURES with STRIPPED WOOD FLOORS, SASH WINDOWS, PICTURE RAILS and PERIOD FEATURE FIREPLACES. The accommodation comprises an entrance hallway leading to TWO GENEROUS RECEPTIONS, a hand crafted 20' kitchen/breakfast room and the main family bathroom with ROLLED TOP BATH all on the ground floor. On the first floor you will find FOUR AMPLE BEDROOMS and a SHOWER ROOM. Externally, there is a PRETTY COURTYARD STYLE GARDEN with decking, patio and lawn. The property benefits from GAS FIRED CENTRAL HEATING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Period Mid Terrace Home
- Over 1150 SQFT Of Living Space (stms)
- 20' Kitchen/Breakfast Room
- Two Generous Receptions Both With Fireplaces & Original Features
- Four Bedrooms & Two Bathrooms
- Pretty Courtyard Style Garden
- Character Features Retained
- Town Centre Location

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



SETTING THE SCENE

The house can be found on St Johns Road in the heart of Bungay with a pathway leading to the main entrance door at the front. There is a small front garden with mature trees and shrubs.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a traditional entrance hallway with stairs ahead to the first floor landing as well as understairs storage and original tiled flooring. The first room to the left of the hall is the bay fronted sitting room with wood flooring and an open fireplace. A traditional picture rail also runs around the room creating character. Next is the separate dining room with the same wooden flooring, a fireplace and double doors out to the garden beyond. The kitchen breakfast room features a pamment tiled flooring with a range of wall and base level units and wooden worktops over. There is a double range style oven with hob and extractor fan over as well as space for white goods and plenty of space for a large table. A door leads out to the garden with a door to the rear leading into the main family bathroom. The bathroom benefits from attractive panelled walls, w/c, hand wash basin and a roll top bath.

Heading up to the first floor landing you will find four bedrooms and a shower room. There is a small single room to the front followed by two generous doubles both with original fireplaces. To the rear of the house is a further double bedroom and a shower room with W/C and hand wash basin.

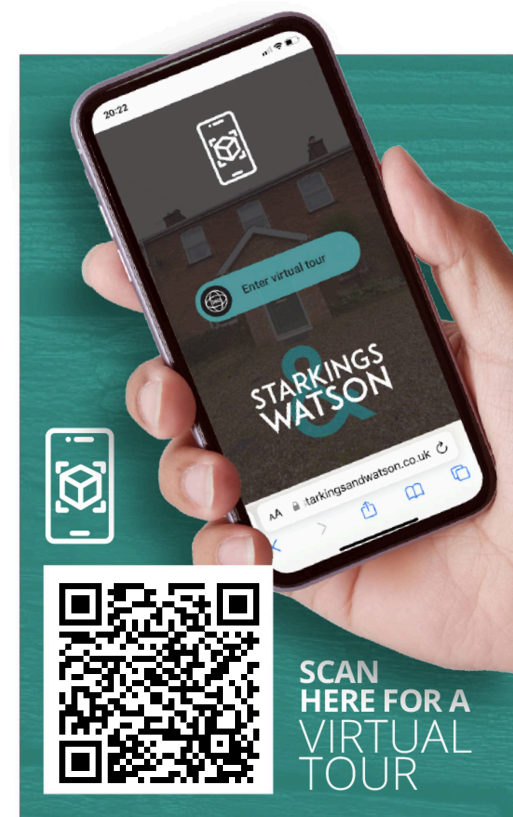
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Postcode : NR35 1DH

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

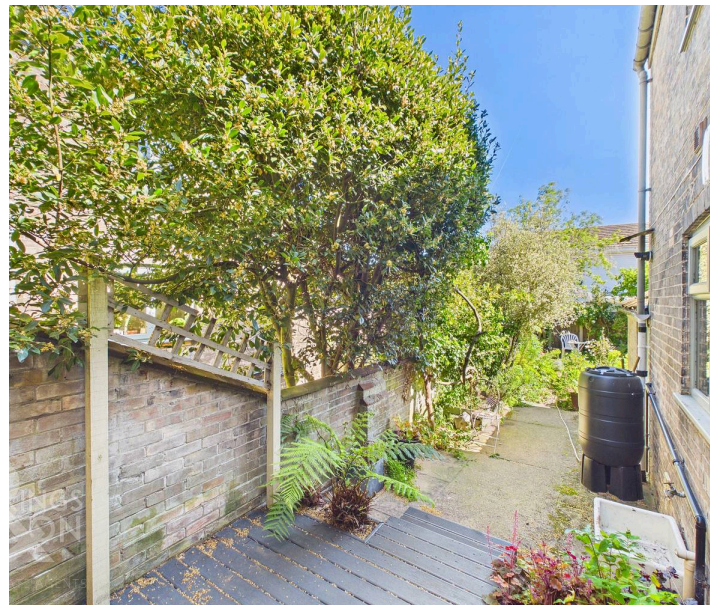






THE GREAT OUTDOORS

The rear garden is accessed via the door in the kitchen onto a raised decked patio ideal for outside entertaining which in turn leads onto a paved terrace. Steps lead down to the bottom part of the garden which is predominantly laid to lawn with various planted borders or mature shrubs and trees as well as a shingled terrace area providing another space to relax and enjoy the garden on offer. The garden is fully enclosed with timber panelling fencing with secure gated access leading to the rear onto a shared pathway. A small garden shed is also located within the garden providing useful storage.





Kitchen / Breakfast Room
8'2" x 20'2"
2.49 x 6.16 m



Floor 1



Ground Floor

Approximate total area⁽¹⁾

1155 ft²

107.4 m²

Balconies and terraces

83 ft²

7.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.