



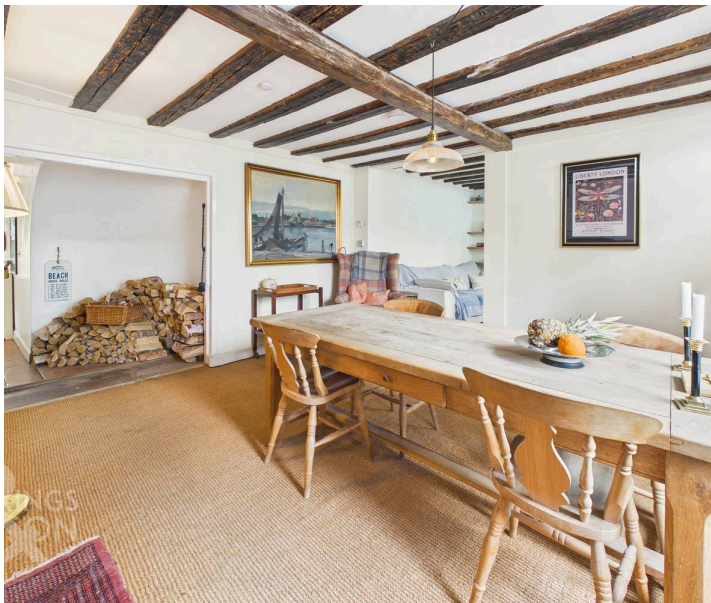
Bridge Street, Bungay - NR35 1HD



Bridge Street

Bungay

Nestled in the HEART OF BUNGAY, this CHARMING THREE BEDROOM GRADE II LISTED COTTAGE offers a unique blend of period character and modern comfort, providing over 1000 SQFT (stms) of SPACIOUS ACCOMMODATION arranged across THREE FLOORS. Step through the welcoming entrance into a IMPRESSIVE LIGHT FILLED DINING ROOM filled with character including a FIREPLACE housing a WOODBURNER. The dining room gives way to the sitting room adjacent both of which are tastefully furnished and create an inviting atmosphere for relaxing or entertaining. The SEPARATE KITCHEN to the rear, is thoughtfully designed in a small space and opens directly onto the rear garden, making it ideal for alfresco dining. Completing the ground floor is a very useful W/C. Upstairs, discover THREE WELL-APPOINTED BEDROOMS over two levels, each offering ample space and flexibility for family living or home working, complemented by a tasteful FAMILY BATHROOM. The attic double bedroom also leads through to walk in loft storage.



Throughout, the property boasts high ceilings, period windows and exposed timbers, and a wonderful sense of privacy, all while being just moments from Bungay's vibrant town centre, local amenities, and picturesque riverside walks. The rear garden is a real gem offering PRIVATE and SECLUDED garden space perfect for enjoying an evening drink.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Period Grade II Listed Cottage
- Located In The Heart Of Bungay
- Spacious Accommodation Over 1000 SQFT Internally (stms)
- Arranged Over Three Floors
- Two Characterful & Generously Proportioned Receptions
- Separate Kitchen Opening Onto The Garden
- Three Bedrooms, Family Bathroom & W/C
- Secluded Rear Courtyard Garden

The property is situated on the historic Bridge Street right in the heart of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, 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

Approached at the top end of Bridge Street, the main entrance door opens directly into the dining room. There is a shared access from Bridge Street around the back leading to the rear garden suitable for access when required.

THE GRAND TOUR

Entering the cottage via the main entrance door there is a stunning dining room that initially greets you with high ceilings, exposed timbers and a fireplace with woodburner inset. There are stairs to the first floor as well as an open aspect to the adjacent sitting room. The sitting room continues with the high ceilings and exposed timbers with both rooms providing a wonderful space for entertaining. Beyond the sitting room is a small lobby area with access to the ground floor w/c which in turn leads through to the kitchen. The kitchen provides fitted storage as well as eye level oven and electric hob with further space for white goods. There are double doors leading out to the garden beyond. Heading up to the first floor landing you will find stairs to the second floor as well as built in storage. Off the landing there are two bedrooms and the family bathroom. The master bedroom is a very good size with wooden floorboards with the second bedroom currently used as an office. The bathroom is tastefully fitted with a w/c, hand wash basin and bath. The second floor provides a further double bedroom in the attic with the benefit of walk in attic storage beyond.

FIND US

Postcode : NR35 1HD

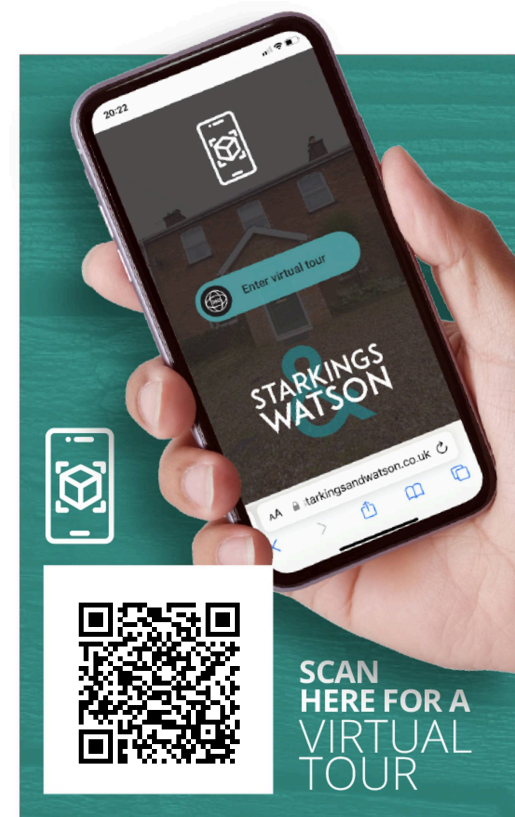
What3Words : ///starlight.endings.segments

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the house is Grade II Listed. There is no off road parking. Various parking options exist close by including the public car park opposite for which a season pass can be purchased.







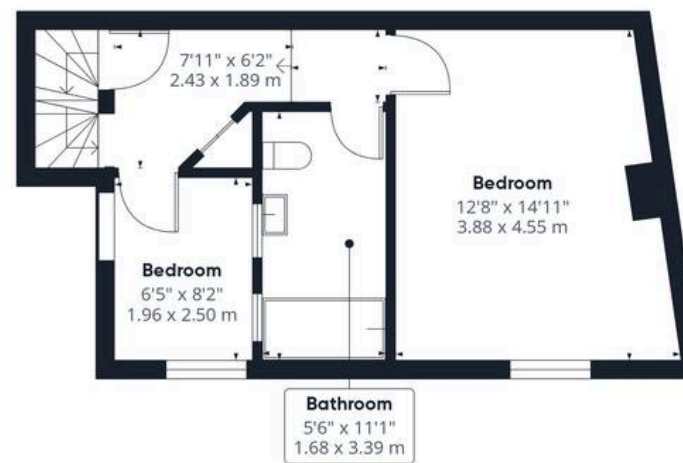
THE GREAT OUTDOORS

The private and enclosed rear garden provide an oasis within the heart of town. There is a large decked area ideal for table and chairs with a secret area beyond screened by mature shrubs. There are planting borders also as well as a side passage and gate leading via the neighbours garden to the frontage. The garden is enclosed with timber fencing and brick walls.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1067 ft²
99.1 m²

Reduced headroom

118 ft²
10.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 and 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.