



Staithe Road, Bungay - NR35 1EU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Staithe Road

Bungay

IN SUMMARY Located within an EASY WALK OF BUNGAY TOWN CENTRE and all the local amenities on offer, this SEMI-DETACHED TWO BEDROOM CHARACTERFUL COTTAGE is presented in GOOD ORDER. Whilst the property is VICTORIAN with period features such as ORIGINAL FIREPLACES, it has modern finishes with uPVC DOUBLE GLAZING and NEWLY UPDATED GAS CENTRAL HEATING. The accommodation comprises an entrance porch leading into the SITTING ROOM with FIREPLACE, separate DINING ROOM and a MODERN GALLEY STYLE KITCHEN. On the first floor you will find TWO DOUBLE BEDROOMS with the main benefiting from a fireplace and exposed timber flooring. The family bathroom is finished stylishly with ROLLED TOP BATH and separate shower. Externally there is a PRIVATE, ENCLOSED garden with lawn and patio.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



OUT & ABOUT 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 property is approached via gated pedestrian access from roadside with a pathway and lawned front garden leading to the entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a small porch leading into the main sitting room with feature open fireplace. Beyond the sitting room is the dining room also offering a fireplace with electric fire. There is also stairs to the first floor landing and understairs cupboard as well as alcove study area. Beyond the dining room is the kitchen with a range of fitted units and rolled edge worktops over.



You will find integrated electric hob and oven as well as space for all white goods, there is also a door to the back garden. Heading up to the first floor landing you will find two bedrooms and a family bathroom. The main bedroom is found to the front with a feature fireplace and wooden flooring. The family bathroom is well fitted with a roll top bath and separate shower as well as feature fireplace. To the rear there is a second bedroom.

FIND US

Postcode : NR35 1EU

What3Words : ///rectangular.entertainer.jotting

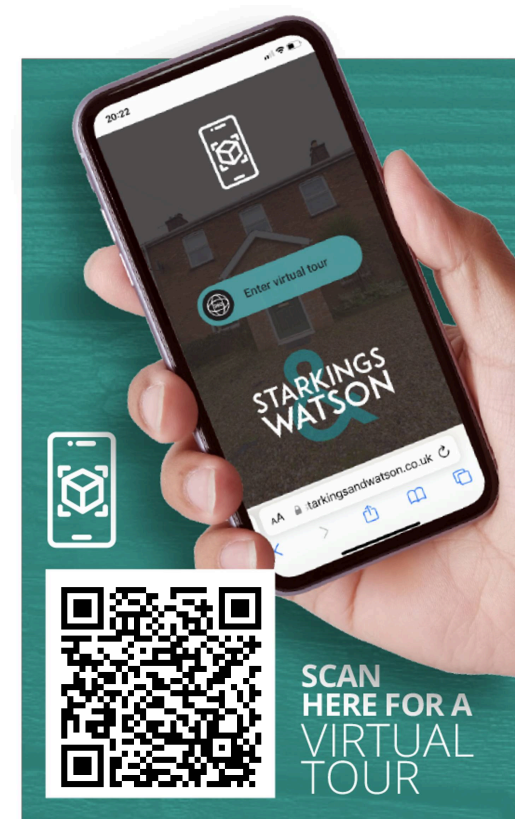
VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that the property is freehold and is connected to mains electricity, gas, water and drainage.

The gas fired boiler is less than two years old and the loft was recently insulated in 2023.







THE GREAT OUTDOORS

The rear garden is accessed via the kitchen door onto a hard standing terrace with gated side access leading to the front. Steps lead down to the lawned section of the garden with a further paved terrace and planted borders, whilst the garden is fully enclosed with a mix of timber panelled fencing, brick walling and mature hedging and benefits from a garden shed providing useful storage.



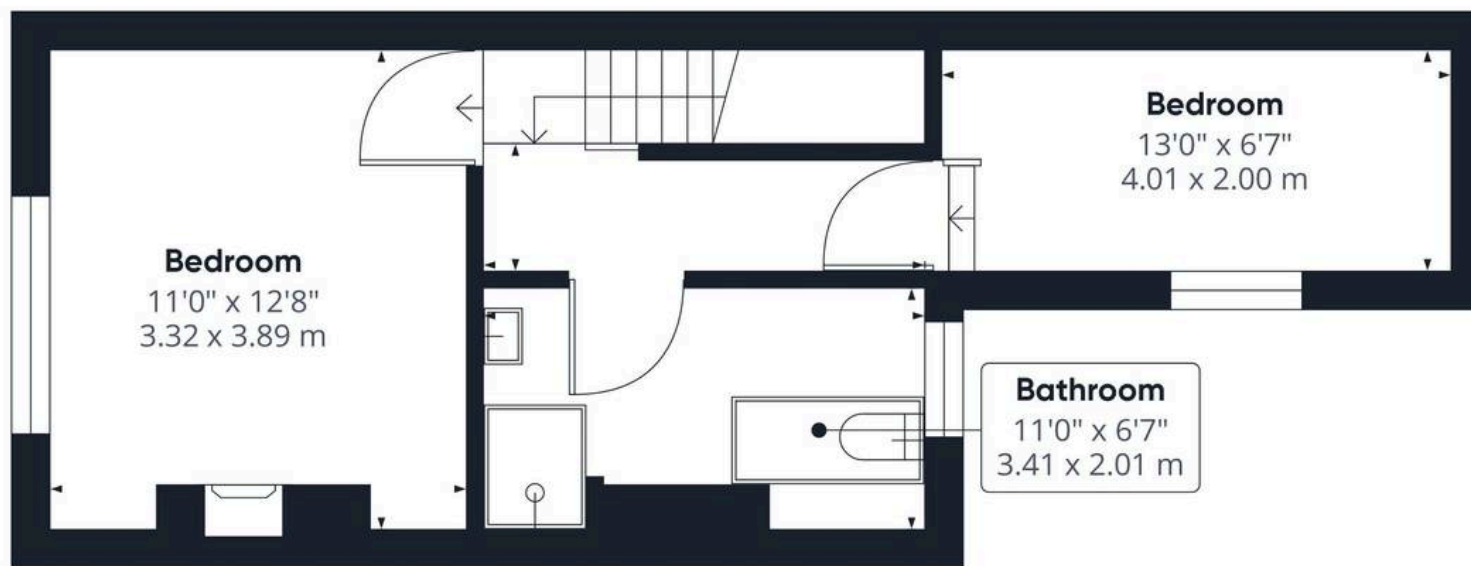


Ground Floor

Approximate total area⁽¹⁾

693.63 ft²

64.44 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.