

Upper Olland Street

Bungay, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

charming three storey, 18th Century Cottage situated just footsteps from Bungay's Town Centre and the open green space that frames this delightful market Town. The property offers a wealth of character in abundance, whilst the surprising dimensions allow this charming home to function well for modern day living. On the ground floor a generous sitting/dining room and kitchen/breakfast room are found, while on the first floor the master bedroom and bathroom and on the second floor a stunning guest bedroom raises into the exposed timbers of the roof space. Outside the courtyard garden offers a delightful sun trap enjoying the south westerly aspect. Viewing is essential.



Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen/Breakfast Room
- Main Bedroom (1st Floor)
- Bathroom (1st Floor)
- Bedroom Two (2nd Floor)
- Delightful South/West Facing Courtyard

Property

Entering via the front door we are welcomed into this charming home by the impressive sitting/dining room where exposed timbers, wooden flooring and a delightful fireplace all enhance this spacious room. Natural light fills the room from a large sash window to the front aspect whilst a feature arched window and open doorway into the kitchen adds to the light and feeling of space. In the fireplace a wood burning stove offers a cosy focal point to the room whilst two large cupboards offer superb storage. A door opens to the staircase whilst at the rear we step through to the kitchen. This generous room spans the width of the property and is fitted with a range of handmade units perfectly in keeping with the property and offering a range of storage and superb working space above, modern tiled splash backs contrast against the character and a butler style sink is set into the work surface. Space and provisions are made for the appliances whilst a built-in cupboard houses the modern gas combination boiler. A door opens to the gardens whilst two windows fill the room with light. Climbing the stairs to the first floor landing we find the master bedroom set to the front of the house. This superb proportioned double room enjoys a large window to the front aspect and a fitted cupboard. Stepping to the rear we pass through the second staircase and find the bathroom. The bathroom offers a classic white suite comprising a bath, separate shower, wash basin and w/c. Completing the accommodation we climb the second staircase to the guest bedroom, this fantastic double room boasts a vaulted ceiling rising into the roof structure. A front dorma window and rear velux window fill this superb space with light.







Outside

From Upper Olland Street we approach this charming 18th Century Cottage from the wide footpath and via the stone threshold and attractive front door. To the side of number 40 a covered alley leads us to the rear where we pass a communal area where we find a brick storage shed belonging with the house and a gate leads into the private rear courtyard garden. This delightful space enjoys the south/westerly aspect providing the perfect spot to enjoy the afternoon and evening sun. A door in the kitchen leads onto a brick laid patio whilst a timber sleeper divides the space and the remaining garden is laid to artificial turf. A range of shrubs line the walls of the garden.

Location

This charming, immaculately presented home is superbly situated on one of this market town's most desired streets. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf 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 17 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services
Mains Electricity. Mains Water. Mains Drainage.
Gas Fired Central Heating.

Energy Rating: TBA

Local Authority:
East Suffolk District Council
Tax Band: B
Postcode: NR35 1BH
What3Words: ///hurray.feels.tasks

Tenure
Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £215,000

To arrange a viewing, please call 01986 888160

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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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