



St. Johns Road, Bungay - NR35 1DH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Johns Road

Bungay

NO CHAIN! Situated just a short walk from all local amenities and town centre, this CHARACTERFUL COTTAGE has been SYMPATHETICALLY UPDATED to create a welcoming and attractive feel throughout with features such as solid wooden floor boards, ceiling beams and a charming INGLENOOK FIREPLACE with WOODBURNER situated in the SITTING ROOM. A separate breakfast room sits to the rear of the home flowing freely into the KITCHEN beyond with views into the FULLY ENCLOSED REAR GARDEN. The first floor landing creates an exciting prospect, with its generous size and BUILT IN STORAGE, this space could be used as a HOME OFFICE, play room or FAMILY ROOM or even third bedroom if required whilst giving access to the three piece FAMILY BATHROOM and TWO EXCELLENT DOUBLE BEDROOMS. The cottage is a perfect 'pied de terre' or rental investment but would equally suit a homeowner looking to make a delightful cottage within the heart of the town their own.

Council Tax band: B

Tenure: Freehold

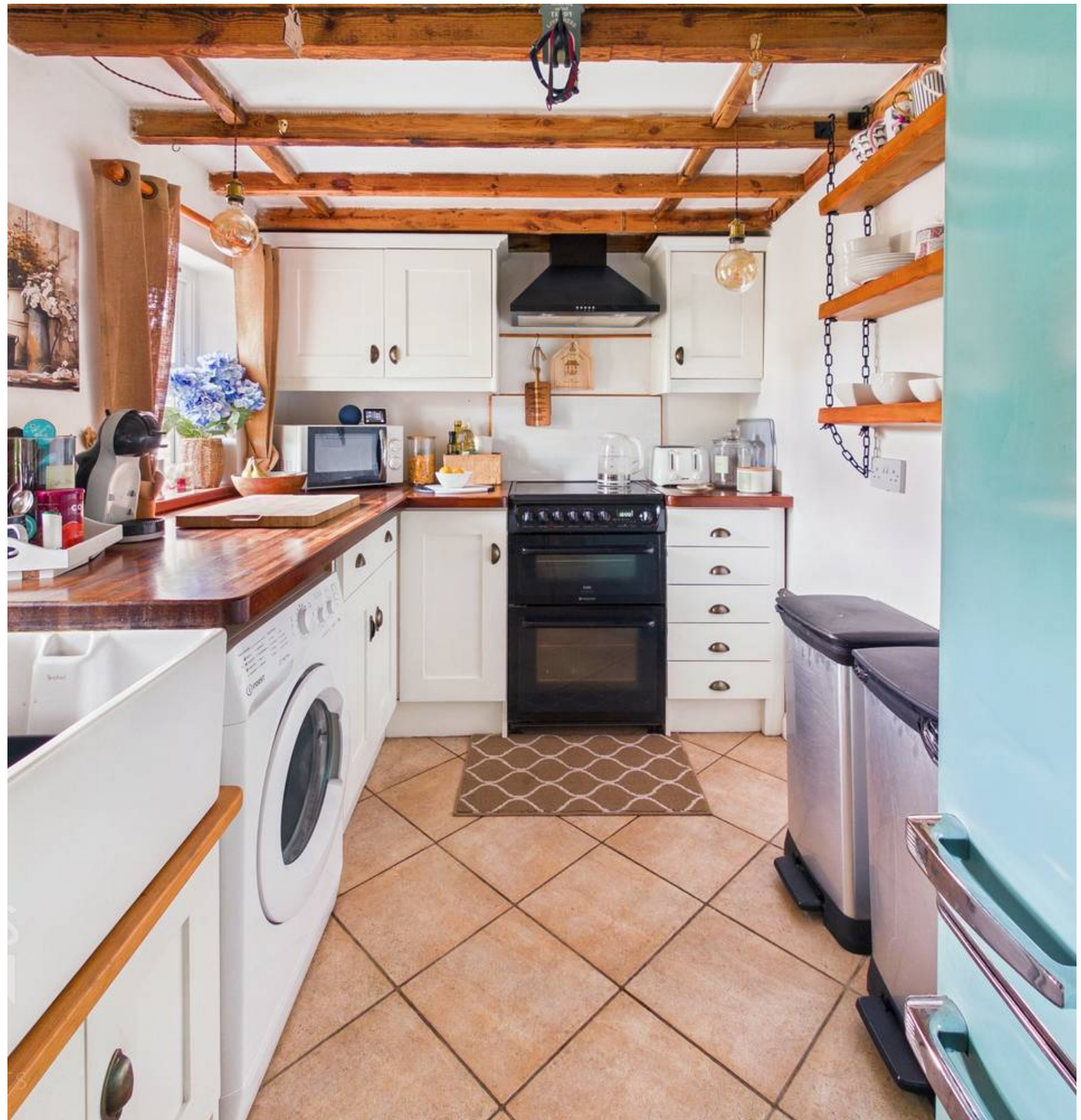
EPC Energy Efficiency Rating: D

- Characterful Cottage
- Sympathetically Updated
- Generous Open Living Space With Inglenook Fireplace
- Dining Room Flowing Into Kitchen
- Large Versatile Landing Space With Storage
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Short Walk To All Local Amenities

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 through a low level brick wall with Iron fencing and swinging Iron gate leading towards a concrete footpath taking you to the front door and low maintenance shingle borders to each side, ideal for planting.



THE GRAND TOUR

Once inside, a generously sized and immaculately decorated living space will open in front of you with solid wooden floorboards running throughout the area leaving ample room for soft furnishings and a choice of potential layout and usages. An attractive and charming inglenook fireplace currently houses the wood burning stove with sash windows forming a double fronted aspect with the second side of the living space conducive to a potential choice of usages as a home study area to house a dining table or additional soft furnishings. There is also built in storage and stairs leading to the first floor landing. Through double wooden swinging doors you are met with the breakfast room complete with wooden beams across the ceiling and all tiled flooring flowing freely through from this space into the kitchen. Off the kitchen is the access door into the rear garden. The kitchen is complete with solid woodwork surfaces set around a wide range of wall and base mounted storage units with an inset butler sink overlooking the rear garden. Within the kitchen there is space for additional appliances such as a standalone fridge/freezer, oven and hob with fitted extraction fan above whilst plumbing remains for a tumble dryer, washing machine or dishwasher.

The first floor landing is unique in itself with a feature red brick fireplace and two generously sized storage cupboards. The large carpeted floor space is again conducive to a potential choice of layouts as a home office, play area or family room. Off from this landing both bedrooms can be accessed as well as the well proportioned three piece family bathroom suite again with tasteful décor and predominantly tiled surround with shower head mounted over the bath and low level radiator. The smaller of the two rooms sits just next door with all carpeted flooring leaving room for a double bed and views into the rear garden where a built in storage cupboard currently houses the recently fitted gas combination boiler.

The larger of the bedrooms sits with a front seating aspect and radiator below the window with open floor space leaving ample room for a large double bed and additional storage solutions.

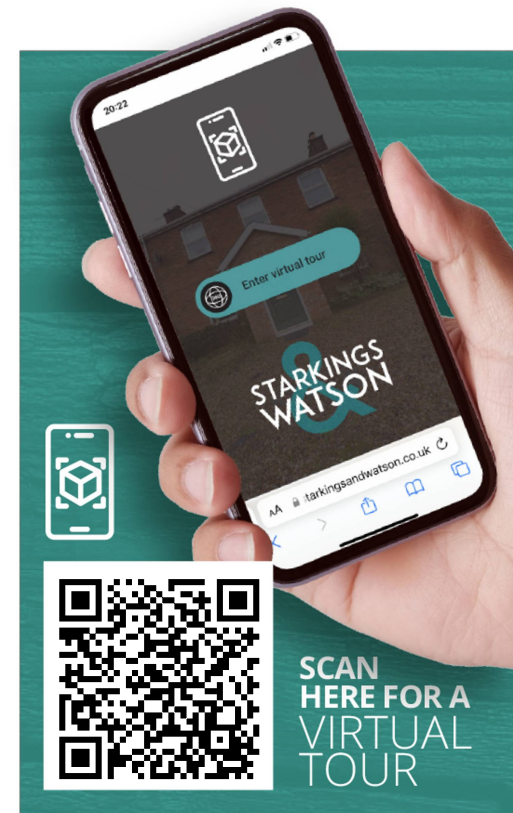
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What3Words : ///smirking.built.beaters

VIRTUAL TOUR

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



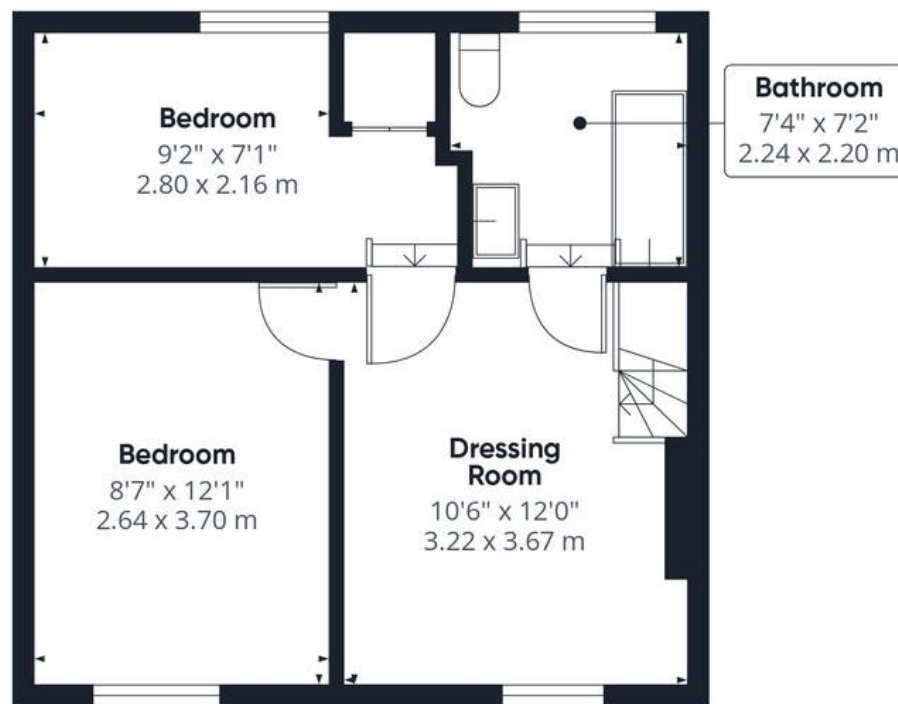
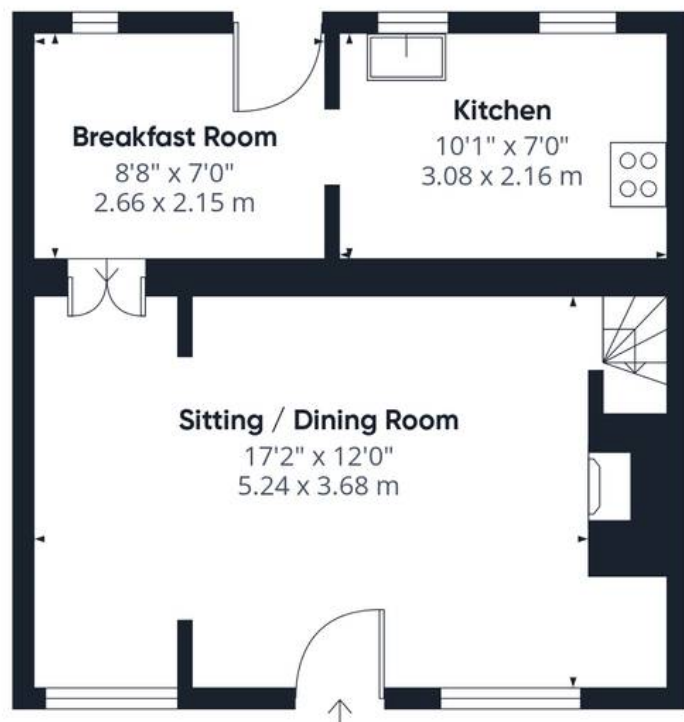




THE GREAT OUTDOORS

The rear garden is fully enclosed to the rear and one side with timber fencing while the other is a tall privacy giving brick wall. The flagstone patio area you initially step out on gives way to planting borders giving vibrancy and colour to garden with shingled seating area at the very rear corner and open space in the middle of the garden laid to lawn. In addition there is a brick built and timber built shed for storage. The garden is a lovely private space to be enjoyed with little maintenance required. To the rear there is also an access into the garden over the neighbouring property.





Approximate total area⁽¹⁾

720 ft²

66.8 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.