



Upper Olland Street, Bungay - NR35 1BD



Upper Olland Street

Bungay

This exceptional GROUND FLOOR FLAT combines timeless character with a MODERN FINISH, all within moments of a wide range of amenities, shops, and transport links. Accessed via a PRIVATE GATED ENTRANCE, the property welcomes you into a beautifully presented interior where period features blend harmoniously with contemporary touches. The inviting 12' SITTING ROOM is a true focal point, boasting a striking FEATURE FIREPLACE that adds warmth and personality to the space, complemented by generous sash windows that flood the room with natural light. The FITTED KITCHEN is thoughtfully designed with INTEGRATED COOKING APPLIANCES, ample storage, and dedicated space for white goods, making it both stylish and functional. TWO BEDROOMS provide comfortable accommodation, each finished to a high standard with neutral décor that enhances the sense of light and space. The SHOWER ROOM offers a three piece suite and tiled splash-backs, offering a practical environment for daily routines.



The communal courtyard gardens are meticulously laid to block paving for effortless maintenance, creating a welcoming and versatile outdoor retreat. Enclosed within attractive BRICK WALLED BOUNDARIES, this private space offers an inviting setting for potted plants, morning coffee, or ALFRESCO DINING with friends and family.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: F

- Characterful Ground Floor Flat
- Town Centre Setting Close to a Range of Amenities
- Characterful Interior with a Modern Finish
- 12' Sitting Room with a Feature Fireplace
- Fitted Kitchen with Integrated Cooking Appliances & Space for White Goods
- Two Bedrooms
- Shower Room with Tiled Splash-backs
- Private Gated Entrance & Communal Gardens

The property is situated centrally within 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

Accessed via a timber gate, a brick-woven courtyard area can be found to the side of the property, with access leading to the communal entrance and gardens beyond.

THE GRAND TOUR

Once inside the flat, the ground floor entrance door leads to a hall entrance with wood effect flooring underfoot, with doors leading off to the bedroom and kitchen. The kitchen sits in the heart of the property with an L-shaped arrangement of wall and base level units, with integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven with tiled splash-backs. Space is provided for a fridge, freezer and washing machine. A useful built-in storage cupboard sits to one side, along with two side facing windows for natural light. An opening takes you to the adjacent sitting room complete with wood effect flooring, with two front facing windows offering natural light, where a fireplace creates a focal point to the room. The main bedroom sits to the rear with dual aspect windows to two sides and fitted carpet underfoot, with the second bedroom being finished in a similar style with fitted carpet and a side facing window completing the property. The shower room offers a three piece suite including a walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs and built-in airing cupboard.

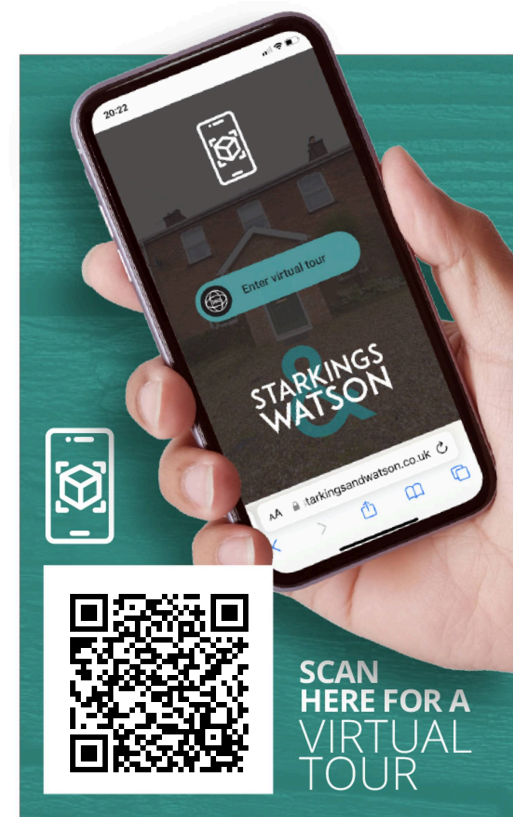
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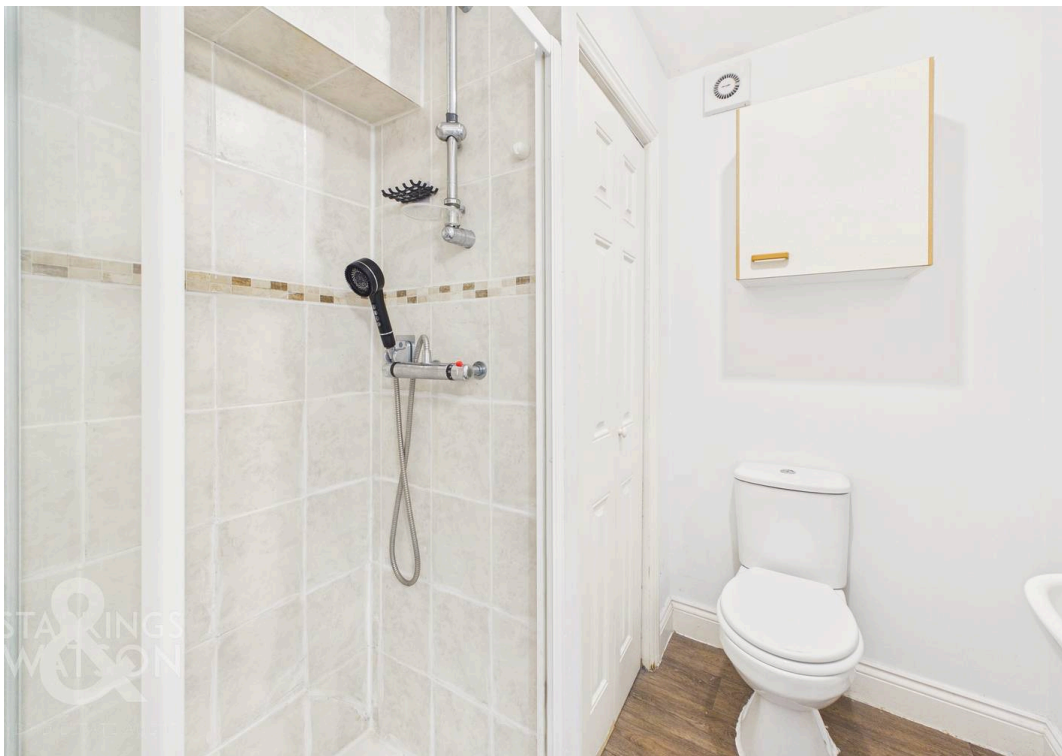
Postcode : NR35 1BD

What3Words : ///majors.apes.bowls

VIRTUAL TOUR

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





THE GREAT OUTDOORS

Heading outside, the communal courtyard gardens are laid to block paving for ease of maintenance, whilst being enclosed within brick walled boundaries - offering the ideal space for potted plants or alfresco dining.





Approximate total area⁽¹⁾

497 ft²
46.3 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.

GIRAFFE 360





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