

Upper Olland Street

Bungay, Norfolk

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Situated just footsteps from the town centre and the stunning open green space that buffers the River Waveney and surrounds Bungay, we are excited to present this charming, immaculately presented 18th-century home.Throughout the property character remains in abundance whilst the utmost attention to detail has been applied to the modern yet empathetic decor further adding the feeling of space throughout. Outside the courtyard garden offers a delightful sun trap enjoying the south westerly aspect. Viewing is essential to fully appreciate the space and standard this property has to offer.



Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room • Cellar
- Main Bedroom • Dressing Room
- Bathroom • Bedroom Two
- Delightful South/West Courtyard

Property

Pushing open the front door we are welcomed into the impressive sitting/dining room of this charming home. The natural light and feeling of space that flows throughout the home are instantly apparent. Currently used as superbly sized sitting room, the proportions allow to create a dining area if required. A wrought iron fireplace takes centre stage and panelled doors set to either side open to two cupboards. A sash window looks onto the street view where secondary glazing is fitted and bespoke shutters bring a modern take on the original features of the home. A concealed trap door opens to the cellar and we flow open plan into the kitchen/breakfast room. This generous room spans the width of the property and offers a delightful dining area from where the stairs rise to the first floor. White washed beams line the ceiling and the kitchen area offers a range of modern wall and base units set against the contrasting wooden flooring and work surfaces. A fitted dishwasher, oven, hob and extractor feature whilst space is made for a fridge freezer. At the rear an internal door opens to the generous utility room where we find our laundry appliances and gas combination boiler. A second door opens from the kitchen area out to the courtyard gardens. Climbing the stairs to the first floor landing we find the first of the double bedrooms set to the rear of the house. Stepping to the front we pass through the current dressing room which offers a versatile space that leads to both the bathroom and master bedroom. The bathroom offers a white suite comprising a bath with shower and folding screen above, wash basin and w/c. Completing the accommodation the master bedroom offers a fine space that enjoys an original panelled wall and two cupboards set to either side of the fireplace. A window looks onto the street again complemented by attractive shutters.





















Outside

From Upper Olland Street we approach this charming red brick home from the wide footpath and via the panelled front door. To the side a covered alley leads us to the rear where we pass a communal area and a gate leads into the private rear courtyard garden. This delightful space enjoys a south/westerly aspect soaked in the afternoon and evening sun. The courtyard is framed with white painted rendered walls, with Chelsea paving under foot. A low set flower bed brings colour and scent to the space which offers the ideal spot for summer entertaining and relaxing. A compact timber shed is in situ providing a storage solution. At the rear of the house a door leads into the kitchen/breakfast room.

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, but may be available in addition, subject to separate negotiation.

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

Energy Rating: C

Local Authority:
East Suffolk District Council
Tax Band: B
Postcode: NR35 1BH

What3Words: ///bystander.weekends.action

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

Offices throughout Norfolk & Suffolk:

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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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