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Upper Olland Street,
Bungay, Suffolk

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ESTATE AGENTS

Footsteps from the town centre, this imposing, Georgian double fronted home enjoys an enviable position, offering a charming, private garden and the rare benefit of off road parking. The current owners have enjoyed the property for the last ten years, insistent on retaining the many original features whilst subtly adapting the house to suit life in the 21st Century. Internally, the ground floor is split by the entrance hall and shower room and boasts two large rooms forming the sitting room and kitchen dining room with the versatile upper floors providing four bedrooms, bathroom and cloakroom. The original brick lined cellar below is a delight. Viewing is essential to appreciate the space, location and character on offer.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room • Kitchen Dining Room
- Ground Floor Shower Room • Brick Lined Cellar
- Master Bedroom & En-Suite Bathroom • Guest Bedroom
- Two Further Bedrooms (2nd Floor) • Cloakroom (2nd Floor)
- Delightful Private Courtyard Garden • Off Road Parking



Property

Pushing open the front door of this charming home we step into the entrance hall where the charm, space and surprising amounts of natural light that flow throughout are all instantly apparent. Norfolk panements line the floor and our stairs rise to the first floor, original doors to either side open to the main living spaces. Adjacent to the staircase a door opens to the ground floor shower room. To the right a step down leads us into the sitting room. Two sash windows form delightful window seats in the recess and fill this generous room with light, the open fire takes centre stage, whilst the timber flooring and pine detailing bring a subtle feeling of grandeur to the space. Crossing the hall we find the kitchen dining room, this room serves a modern, superbly functioning kitchen whilst echoing a time gone by. Our eye is drawn to the stunning brick floor that contrasts against the hand made kitchen. A window to the front lights the dining area whilst at the rear a window over the sink looks onto the garden. Space is made for a fridge freezer and range style cooker. From here a door leads us into the rear lobby which in turn opens to the garden and stairs lead us into the cellar. The cellar offers a stunning, dry, brick lined space that extends over 6 meters plus a further small store area that was possibly an entrance to part of the historic Bungay tunnel system. Returning above ground we climb the stairs to the first floor landing. Windows to the front and rear aspects fill the space with light and a large cupboard offers superb storage. To the right we find the guest bedroom, a substantial double room enjoying a dual aspect. A cast iron feature fireplace is set between two cupboards typical of its era. On the opposite side of the landing the master bedroom is found. This generous room again enjoys a feature cast iron fireplace. A window looks to the front aspect and door opens to the en-suite where we find a contemporary fitted bath, basin and w/c. On the landing the second staircase passes a window at the front and rises to the 2nd floor. Here a fine landing space leads to two further bedrooms in the roof space, both usable rooms with slightly limited head height to the eaves but boasting the most impressive vaulted ceilings and exposed timbers. Completing the accommodation on this level a cloakroom serves the two bedrooms.







Outside

From Upper Olland Street we push open the vivid pink front door and enter via the entrance hall. At the side of number 3 our vehicular access leads to the rear of the property via the driveway where we find the off road parking and space for the bins (the driveway provides access/right of way to two neighbouring properties). A gate from the parking area opens to the courtyard whilst internally we lead from the kitchen dining room via the rear lobby out to the same. This charming, enclosed courtyard is laid with a tapestry of brick, stone and paving, surrounded by flower beds that fill the space with colour and scent. An established fig tree bares fruit through the summer and autumn months. A raised timber decked seating area provides the perfect spot to catch the sun during the day and entertain from on a summer's evening.

Location

This handsome double fronted 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: D - Grade II listed.

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: NR35 1BD

What3Words: ///weaned.ambition.opened

Tenure

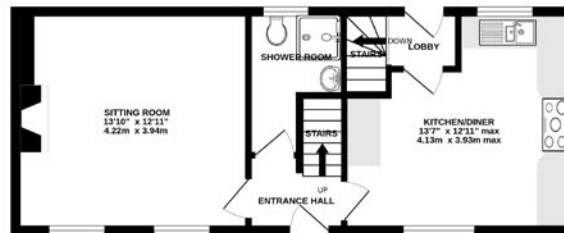
Vacant possession of the freehold will be given upon completion.

Agents' Note

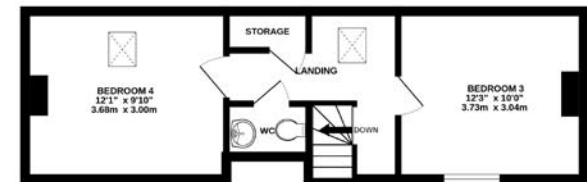
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £370,000

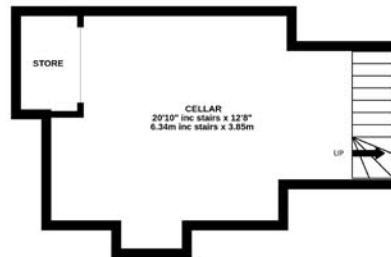
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



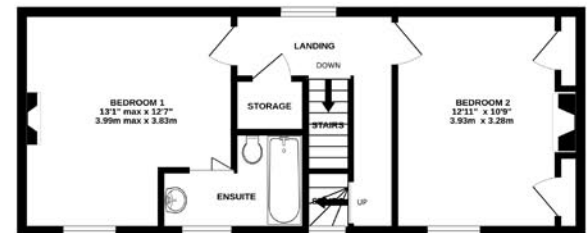
2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



BASEMENT
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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