



M
M

Lower Olland Street,
Bungay, Suffolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

A sympathetically extended and recently refurbished Town Centre cottage retaining many of the period features of the home. Superbly situated, the property sits footsteps from the High Street and a short walk to the open green spaces that form the Waveney Valley. Internally two reception rooms, a generous kitchen/breakfast room and ground floor bathroom feature whilst on the first floor we find two double bedrooms off the landing. Outside a walled garden offers a superb private space to enjoy when summer entertaining or simply relaxing. Viewing is essential.

Accommodation comprises briefly:

- Charming Red Brick Victorian Cottage
- Sitting Room with Wood Burning Stove
- Dining Room • Kitchen/Breakfast Room
- Rear Lobby • Ground Floor Bathroom
- Master Bedroom • Second Double Bedroom
- Generous Walled Garden

Property

Stepping through the front door of this immaculate home we are welcomed by the sitting room where the character and surprising amount of space that flows throughout the property is instantly apparent. A window to the front aspect fills the room with natural light whilst our eye is drawn to the red brick fireplace which houses the wood burning stove. Our stairs rise beside the fire to the first floor and a door opens to the dining room. This surprising second reception room offers versatile use and provides space for informal dining. From here we step into the kitchen/breakfast room where the feel of the property transforms and the quality of finish continues. A window above the butler style sink enjoys the view onto the rear garden whilst velux roof lights fill the space with natural light, creating a contemporary feel to the newer part of the house. An attractive range of modern yet classic styled wall and base units provide superb storage and contrast against the tiled flooring and wooden effect work surfaces. A fitted oven, hob and extractor feature whilst space is made for the dishwasher and upright fridge freezer. At the opposite end space is made for a small dining area. At the rear of the house we pass through the lobby where a large cupboard houses the laundry appliances and gas combination boiler. A door leads to the garden whilst internally we step into the bathroom which echoes the clean finish found throughout. A bath with shower and fitted screen over features along with the wash basin and w/c. Climbing the stairs we step onto the generous landing area which leads to both bedrooms. At the rear a generous double room looks onto the garden whilst at the front an exceptional double room enjoys a feature fireplace and large over stairs cupboard. This completes the accommodation.









Outside

From Lower Olland Street we enter the property via the front door whilst at the rear, access behind the former St Johns Ambulance Building gives right of way over number 31. At the rear we find the most charming walled garden which echoes the attention to detail found inside. This fully enclosed, private space is a delight. A door leads from the rear lobby onto an area of patio which is framed with planted border beds filled with fragrant herbs. Gentle steps lead up to the main garden area which is laid to shingle and framed by a brick and flint wall. A brick storage shed is set to the corner of the space. A residents parking permit is available to purchase for the Wharton Street Car Park.

Location

This property is located just footsteps from the vibrant, historic market town of Bungay offering superb access to the surrounding green space forming the Waveney Valley. 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 19 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

All mains connected. Gas Fired Central Heating.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1BY

What3Words: ///tumble.multiples.roadways

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:

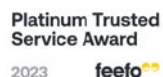
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk