



44 Staithe Road, Bungay,
Suffolk.

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ESTATE AGENTS

Beccles - 5.4 miles
Halesworth - 8.8 miles
Norwich - 15.4 miles

An exceptional opportunity to purchase this deceptively spacious detached 'Victorian' cottage situated within walking distance of the Town Centre and the River Waveney. The property has been lovingly restored and extended by the current owners providing the perfect combination of character coupled with the space and convenience expected of modern day living. Outside to the rear we find a generous courtyard garden area whilst leading from the stunning family kitchen dining room, tri-folding doors open to a private secret garden. Viewing is essential to fully appreciate the space, character and overall standard offered.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Snug Lounge
- Family Kitchen/Dining Room
- Utility Room
- Ground Floor Cloakroom
- Master Bedroom
- Guest Bedroom
- Family Bathroom
- Delightful Courtyard Gardens



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The Property

Stepping under the pitched storm porch we enter this charming home via the front door. Welcomed by the entrance hall we find access to our two reception rooms and the stairs which rise the first floor galleried landing. A large understairs cupboard gives home to the combination boiler and provides an excellent storage area. To the front of the property we find our Snug Lounge. A large window to the front aspect fills this space with natural light, which bounces off the painted floor boards whilst an open cast iron fireplace provides a warming focal point to this cosy room. Stepping along the hall we push open the glazed door to our Sitting Room this generous room enjoys two windows looking on to the courtyard garden. Timber floor boards run the length of this generous room whilst again an open fireplace provides a centre piece to this sociable area. Passing the fireplace the room opens to a family Kitchen/Dining Room. This modern space contrasts from the cottage yet boasts character in abundance. Designed with entertaining and family living in the forefront of our vendors mind this really is the hub of this charming home. Solid wood flooring flows through the entire space with underfloor heating and light reflecting from the full height window, 'Velux' windows and tri-folding doors that open to our secret garden. A range of hand made units line the kitchen walls and incorporate our dish washer and an oven with six burner hob is set below the extractor fan. Ample space is made in the dining area for a large table and chairs where we enjoy the view from the full height window onto the courtyard. From the kitchen we step into the essential Utility Room which leads to the ground floor Lavatory and a stable door opens to the garden. Climbing the stairs from the hall we step onto the generous landing which provides a small Study area with a window onto the front aspect. Doors open to all of the first floor rooms. At the front of the house we find the generous Master Bedroom. This room brims with character including the exposed floor boards and feature fire place. A built in cupboard provides a useful storage area whilst a large window over looks the front aspect onto the green area leading to the river. At the rear of the house is our Guest Bedroom, this second double room enjoys a view onto the courtyard and again boasts a wealth of character and an in built cupboard. Completing the accommodation is our Family Bathroom. Finished to the exceptional standard found throughout the home this room boasts a roll top bath, pedestal hand basin and a classic high level lavatory all set against a black and white tile effect floor.



Outside

Pushing open the wrought iron gate we enter the property from the foot path. A delightful red brick wall forms the front boundary whilst an established hedge provides a little extra privacy from the road. Steps lead up to the front door, whilst a path extends to the side of the house where a gate provides access to the generous rear courtyard garden. The courtyard is laid with attractive york stone paviours in the main surrounded by ornate shingle areas and established planted flower beds. A door enters the rear of the property via the utility room. From the Family Kitchen Dining room stunning tri-folding doors open to a private patio garden area. Surrounded by raised beds, walls and established shrubs, this outside space is ideal for entertaining whilst offering absolute privacy and working seamlessly with the internal space.



Location

The property is situated within walking distance of the town centre along with all of the towns amenities and the banks of the River Waveney. 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas Fired Central Heating
Mains Water
Mains Electricity
Mains Drainage

Local Authority:

Waveney District Council

Council Tax Band: C

Energy Performance Rating: TBA

Postal Code: NR35 1EU

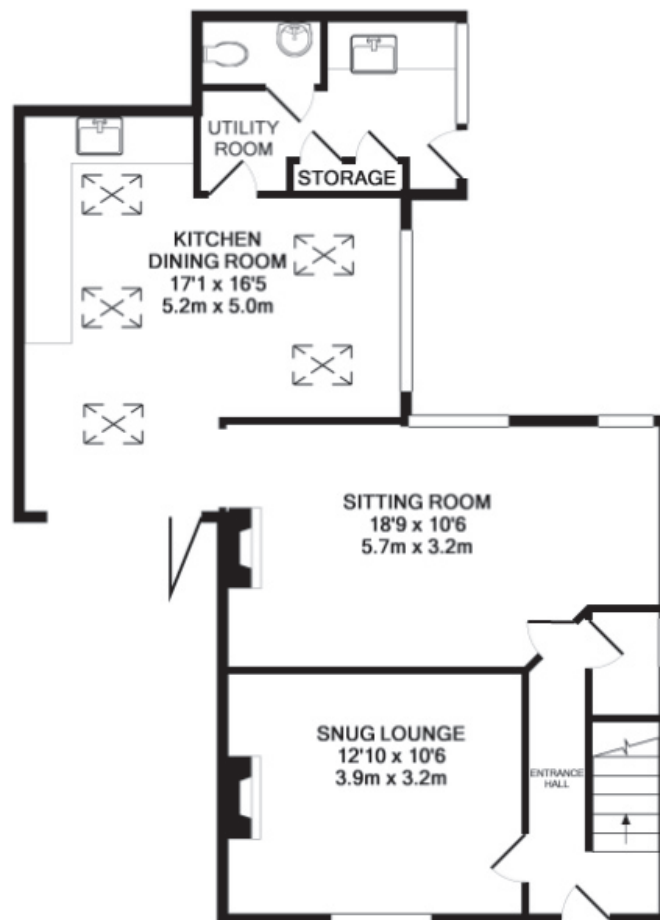
Tenure

Vacant possession of the freehold will be given upon completion.

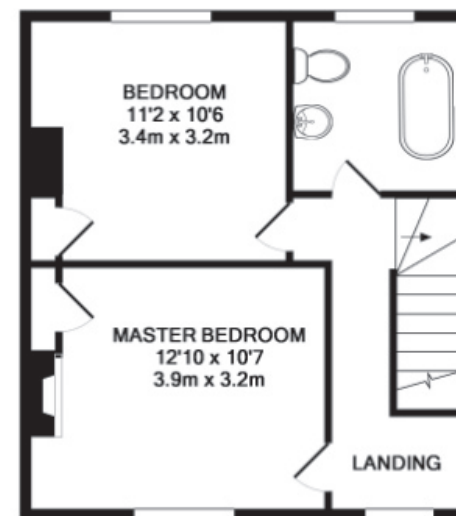
Agents' Note

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: £269,950



GROUND FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

To arrange a viewing, or for additional information please call 01986 888160

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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.