



STAITHE ROAD, BUNGAY
£400,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



STAITHE ROAD, BUNGAY, SUFFOLK NR35 1EU

- Immaculately presented former granary
- Much improved by the current owners
- 100 metres to the River Waveney, ideal for those with an interest in canoeing, paddle boarding and/or fishing
- Spacious, well-fitted kitchen/diner with range of built in appliances
- Within walking distance of the town centre
- Could easily be a second home or holiday let

An immaculately presented former granary which was lovingly rebuilt in 1997 and comprehensively improved by the current owners over the last few years.

It sits proudly beside Bungay Watermill with the River Waveney less than 100 metres away. The perfect position for those with an interest in watersports, including canoeing or stand up paddle boarding, with Waveney Valley Canoe Club literally on the doorstep.

Suitable as a low maintenance permanent home or as a perfectly placed second home and/or holiday let, this charming home offers features that include sealed unit double glazing, gas fired central heating by radiators (boiler new 5 years ago), beautifully finished fitted kitchen/dining room with a range of fitted appliances, dual aspect living room with French doors leading out into the garden, a generous master bedroom with en-suite shower room, two further double bedrooms and a family bathroom and cloakroom.

The private enclosed garden is well tended and well stocked, and there is private off road parking for two cars.

Located within walking distance of the centre of the well-regarded market town of Bungay, just over the Norfolk/Suffolk border, with an extensive selection of amenities close to hand.

An impressive property in an enviable location, early viewing is recommended.

ACCOMMODATION

Entrance Hall

Radiator, staircase to first floor, under stair storage cupboard.



Living Room: 18'7" x 17'0" max (13'2" min)

Dual aspect reception room with French doors out into the rear garden. Two radiators, feature marble fireplace with wooden surround, wall lights, TV point.

Kitchen/Dining Room: 18'9" x 14'7"

Fully refitted by the current owners with an extensive range of wall and floor mounted units offering a contemporary high gloss finish. A range of fitted appliances that include double oven, hob, extractor hood, microwave and dishwasher. Breakfast bar with space for four stools.

Triple aspect, downlighters, partially tiled walls and two radiators.

Rear Lobby

Stable door to rear, radiator, cloaks area and fitted shelving.

Cloakroom

Low level w/c, vanity hand basin, extractor fan, window to rear, partially tiled walls.

FIRST FLOOR

Galleried Landing

Window to front aspect, loft access.

Master Bedroom: 18'8" x 14'7" max

Window to front aspect, radiator, large fitted double wardrobe, skylight, extractor fan.

En-Suite Shower Room

Low level w/c, vanity wash basin, tiled floor, partially tiled walls, heated towel rail, extractor fan.



Bedroom 2: 13'2" x 9'11"

Window to side aspect with views over the adjacent stream. Radiator, large fitted double wardrobe.

Bedroom 3: 13'3" x 8'5"

Dual aspect with views out over the adjacent stream, radiator.

Bathroom

Low level w/c, wash basin, panelled bath with shower attachment and screen, tiled floor and walls, extractor fan, heated towel rail.

OUTSIDE

The private, well enclosed dog and child friendly garden extends to the side and the rear of the property and is mainly laid to lawn. There is a large patio leading out directly from the living room and there is an impressive variety of trees, shrubs and flowering borders, a haven for the local bird life further encouraged by the stream that runs just the other side of the fence (no direct access).

There are two sheds and gated access to two private parking spaces.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

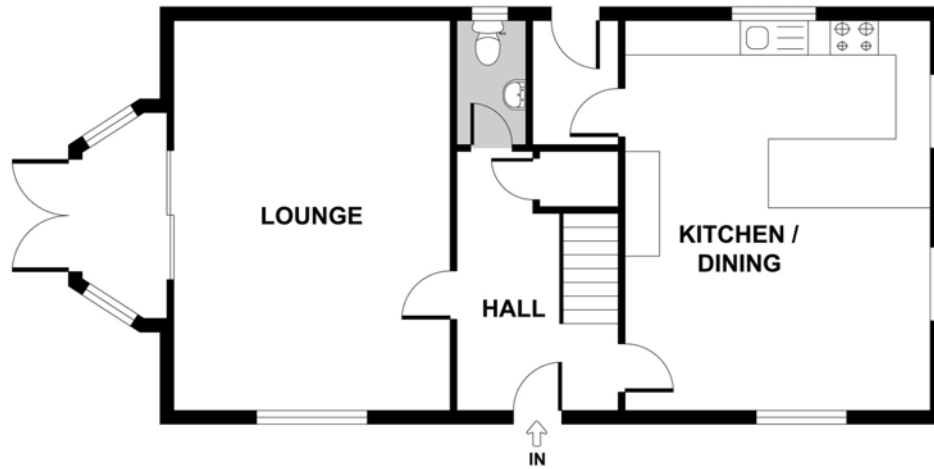
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

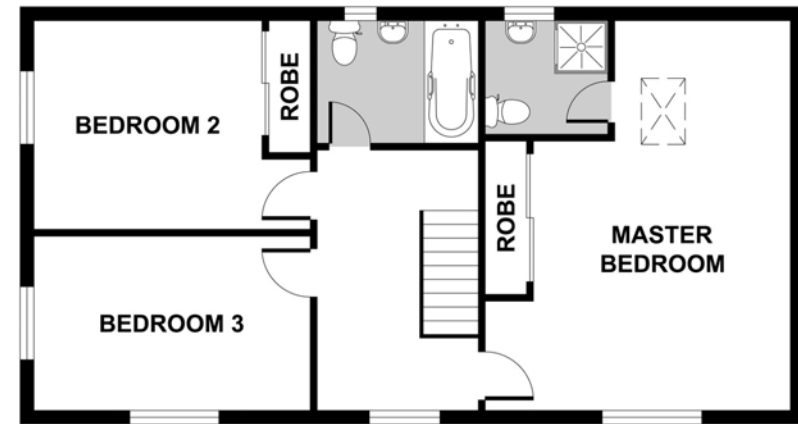









GROUND FLOOR



FIRST FLOOR

Total approx area:
128 sq. m
1378 sq. ft.

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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