



28 Broad Street, Bungay

Bungay



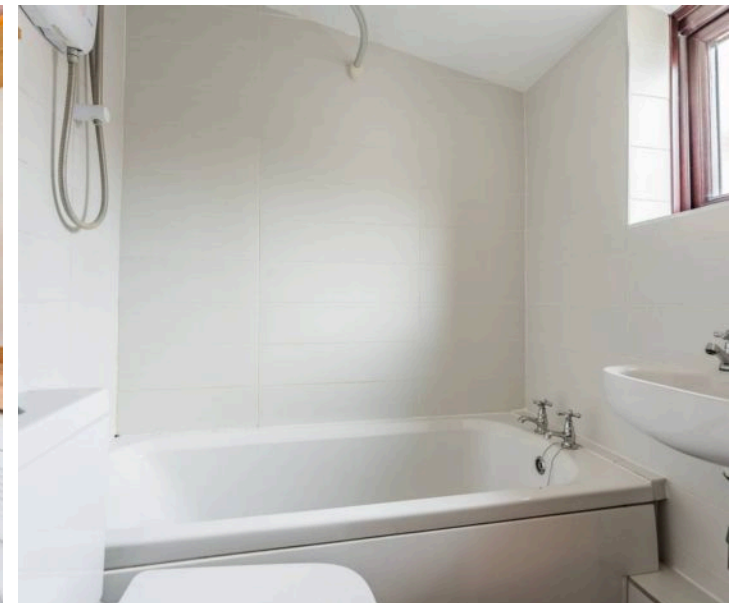
Offers in Region of £170,000
Minors & Brady

28 Broad Street

Bungay

Proudly positioned in the vibrant heart of Bungay, this charming mid-terrace home is a character-filled retreat ideal for first-time buyers or savvy investors. Blending original period features with practical modern touches, the property offers a spacious sitting/dining room, a well-equipped kitchen with utility space, and a classic ground-floor bathroom. Upstairs, two inviting bedrooms provide flexible living options, while outside, a private courtyard and two brick-built storage units enhance the lifestyle appeal. With on-street parking and all the amenities of a thriving market town just moments away, this is a home that balances comfort, convenience, and timeless charm.

- Mid-terrace residence proudly positioned in the heart of the market town of Bungay
- Perfect choice for first time buyers or investors!
- Retains the properties original character features
- Spacious sitting/dining room inviting relaxation and entertaining
- Kitchen equipped with cabinetry, a freestanding oven, under-counter areas for a fridge/freezer and a functional utility room for laundry appliances
- Ground floor bathroom comprising of a classic three-piece suite
- Two bedrooms
- A private, low-maintenance courtyard, with two brick-built storage units
- On-street parking
- Walking distance to the town's amenities including shops, schools, healthcare facilities and transport links



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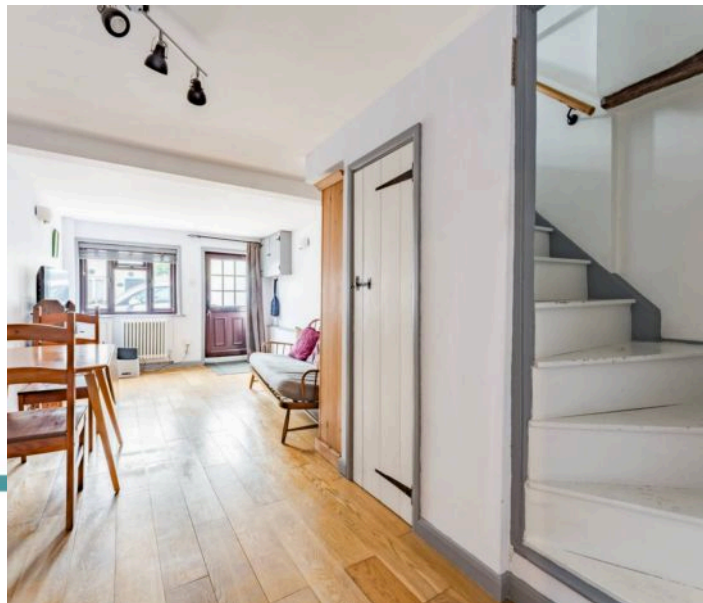
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Location

Broad Street is a central and well-frequented thoroughfare in the historic market town of Bungay, located in Suffolk on the edge of the Waveney Valley. Situated within walking distance of the town centre, Broad Street is lined with a mix of independent retailers, local services, and charming period properties, giving it a vibrant yet traditional character. The street hosts a selection of essential amenities including a pharmacy, convenience stores, a post office, and several family-run businesses such as cafés, gift shops, and hairdressers. Nearby, Bungay High School and Bungay Primary School serve the educational needs of local families, both offering reputable academic standards and extracurricular opportunities. For healthcare, the town benefits from the Bungay Medical Centre and local dental practices, all within easy reach. Public transport is reliable, with regular bus services connecting Bungay to surrounding towns such as Beccles, Harleston, and Norwich. For rail travel, the nearest station is at Beccles, approximately 6 miles away, offering connections to Lowestoft and Ipswich. With its blend of convenience, community feel, and attractive surroundings, Broad Street stands out as a key location within this picturesque East Anglian town.



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Stepping inside, you're welcomed into a generously sized sitting and dining room – a warm, inviting space that effortlessly blends comfort with charm. With its original character features lovingly retained, the room offers the perfect setting for quiet evenings in or entertaining friends and family. The timeless layout flows seamlessly into a functional kitchen, thoughtfully fitted with cabinetry, a freestanding oven, and designated under-counter spaces for a fridge and freezer. A separate utility room provides a practical solution for laundry appliances, keeping the main living areas clutter-free and organised.

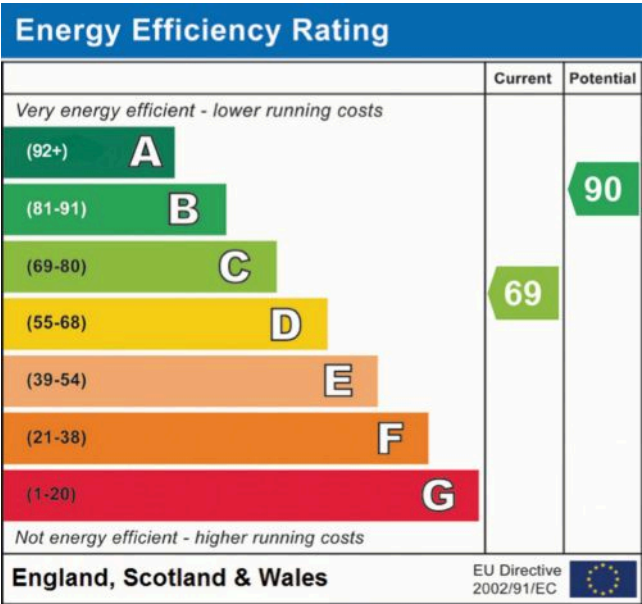
To the rear of the ground floor lies a classic three-piece bathroom suite, combining both charm and practicality. Upstairs, two well-proportioned bedrooms offer comfort and privacy, ideal for restful nights or as flexible spaces for a home office, guest room, or dressing area.

Outside, the private courtyard garden is designed with low maintenance in mind – a tranquil spot to enjoy your morning coffee or unwind in the evening sun. Two brick-built storage units provide additional practicality, ideal for storing bikes, tools, or seasonal items. On-street parking is conveniently available, ensuring day-to-day life remains hassle-free.

Agents note

Freehold

Shared pathway to the rear



Ground Floor
290 sq.ft. (26.9 sq.m.) approx.

1st Floor
174 sq.ft. (16.2 sq.m.) approx.

Outbuilding
26 sq.ft. (2.4 sq.m.) approx.



Sqft Includes The Outbuildings

TOTAL FLOOR AREA : 490 sq.ft. (45.5 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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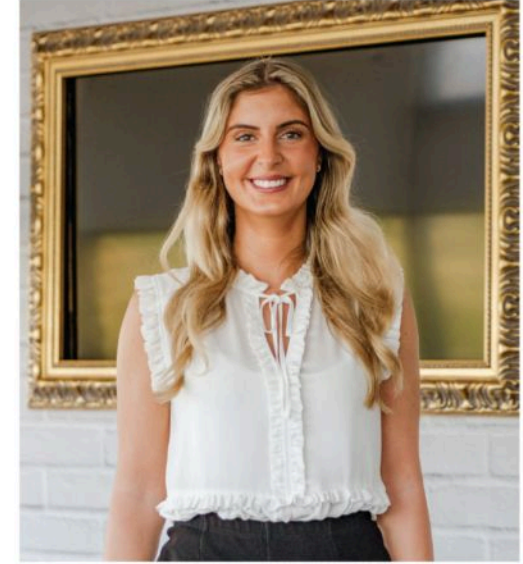
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