



43 Upper Olland Street, Bungay

Bungay



Minors & Brady

# 43 Upper Olland Street

## Bungay

Combining an enviable town centre position with generous and versatile accommodation, this attractive four-bedroom detached home is ideally suited to modern family life.

Offering three well-proportioned reception rooms, including a spacious 20ft living room, a separate dining room with French doors to the garden, and a dedicated study for home working, the property provides flexibility to suit a variety of lifestyles. The principal bedroom benefits from an en-suite and built-in storage, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, a private and well-maintained garden with multiple seating areas complements the interior space, alongside a shingled driveway and garage providing ample parking and storage. With its appealing kerb presence and highly convenient Bungay setting, this is a home that brings together space, comfort and everyday practicality.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Four-bedroom detached family home with strong kerb appeal, proudly positioned within a prime location in the market town of Bungay
- Spacious 20ft living room ideal for both relaxing and entertaining
- Arched opening into a dining room with French doors providing direct access to the garden
- Well-appointed kitchen with a range of wall and base units, range oven, and space for appliances
- Dedicated study ideal for home working, or alternatively can be a playroom for children or an additional bedroom
- Principal bedroom featuring a built-in wardrobe and private en-suite shower room
- Three further comfortable bedrooms served by a family bathroom with freestanding bathtub
- Private, well-maintained garden with lawn, seating areas and mature planting
- Shingled driveway providing off-road parking for several vehicles, complemented by a garage for additional storage
- Easy access to a wide range of essential amenities, including shops, schools and transport links



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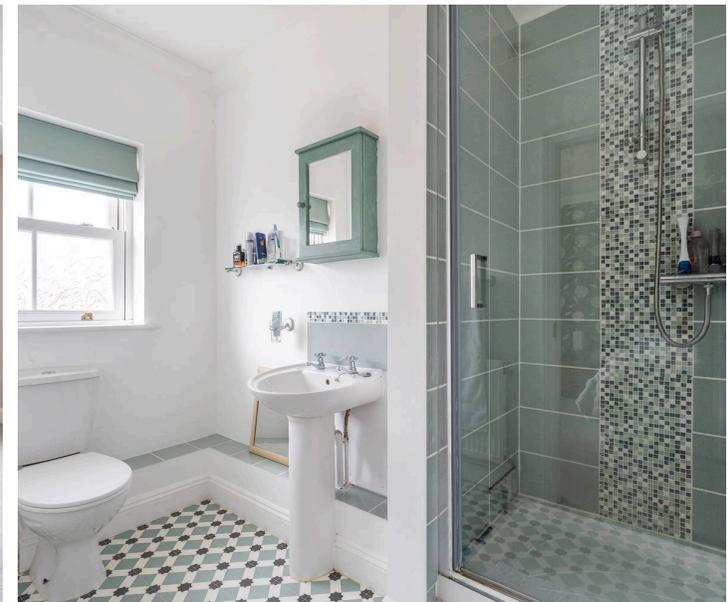
Bungay

**Bungay**

Upper Olland Street is located in the market town of Bungay, Suffolk, just northeast of the town's historic centre. The setting is subtly elevated compared to the riverside areas, providing easy access to the town centre while retaining a calm, neighbourhood feel.

Within walking distance, residents can reach the High Street, where independent shops, a small number of cafés, a pharmacy, and local services are concentrated. Nearby are traditional pubs and a few specialty food shops, reflecting the town's blend of everyday convenience and local charm.

For families, Bungay Primary School and St Edmund's Catholic Primary School are nearby, while Bungay High School is just over a mile away, all reachable on foot or by bike. Transport is typical of a market town: there is no railway station in Bungay itself, but regular bus services connect the town to surrounding villages and to Beccles, the nearest station, about 5 miles away. The A143 provides direct road links to Norwich and towns to the south, including Harleston.



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This attractive four-bedroom detached home occupies a prime position within the heart of Bungay, offering a harmonious blend of spacious, flexible accommodation and convenient town-centre living. Ideal for families seeking a residence that combines comfort with practicality, the property benefits from well-proportioned rooms, a welcoming ambience, and a private garden, creating a home that is as adaptable as it is inviting.

Approached via a kerbside frontage, the home opens into a welcoming entrance hall, complemented by a convenient guest WC and a flexible study, ideal for those working from home. The principal living room spans approximately 20ft, providing a bright and airy space for both relaxation and entertaining. Its layout seamlessly flows into the adjoining dining room through a graceful arched opening, where French doors open onto the garden, drawing the outdoors in and creating a light, open atmosphere. Generous proportions and natural light ensures these areas serve as the heart of the home.

From the dining room, the kitchen extends in a practical yet stylish arrangement, fitted with a range of wall and base units, a range oven, plumbing for a washing machine, and space for a tall fridge/freezer. The layout encourages informal dining and daily living, while the proximity to the dining room maintains a natural flow for entertaining or family meals.



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Upstairs, four bedrooms offer comfort and privacy. The principal suite is thoughtfully designed, featuring a built-in wardrobe and a private en-suite, providing a tranquil retreat. The remaining bedrooms are well-proportioned, accommodating a range of furniture arrangements. The family bathroom comprises a traditional three-piece suite, including a freestanding bathtub.

Externally, the property is complemented by a private, well-maintained garden. Multiple seating areas provide space for outdoor dining and leisure, while the laid-to-lawn area and established flower and shrub beds add a touch of greenery and seasonal interest. A timber shed offers practical storage, completing the outdoor environment.

The property is approached via a shingled driveway, providing ample off-road parking for up to six vehicles, while an integral garage offers additional storage.

Overall, this is a well-presented and versatile detached home in a highly convenient Bungay setting. With its balanced accommodation, attractive outdoor space and close proximity to the town centre, it offers an excellent opportunity for those seeking a comfortable and practical family home with scope to tailor the space to their own needs over time.





# Dreaming of this home? Let's make it a *reality*.



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