



44 Lower Olland Street, Bungay

Bungay



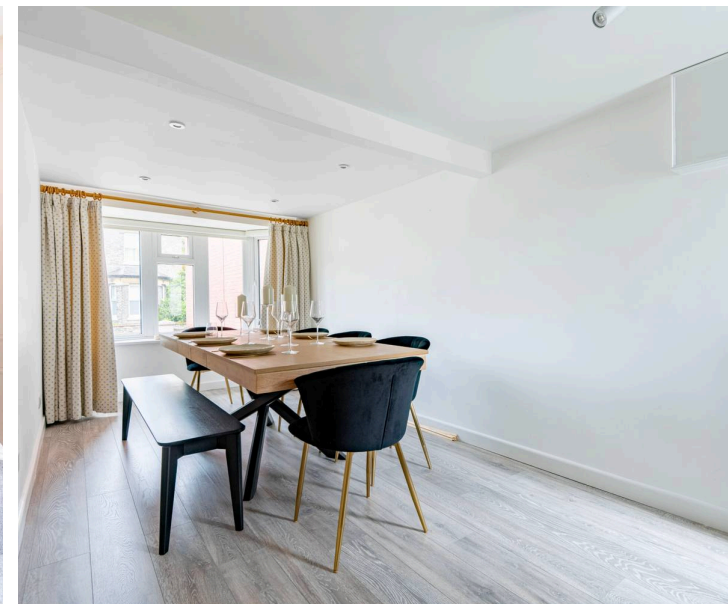
Minors & Brady

## 44 Lower Olland Street

### Bungay

Set in one of Bungay's most sought-after residential areas, this modern detached home offers light, open interiors and a layout that works naturally for family living. Thoughtfully presented throughout, it features two inviting reception spaces, a sociable kitchen breakfast room opening directly to the garden, and three well-proportioned bedrooms on the first floor. The low-maintenance paved garden and private driveway add everyday practicality, while the property's move-ready condition and no onward chain make it an appealing opportunity for buyers looking to settle in this well-connected market town.

- Detached modern home in a popular residential area of Bungay
- Offered with no onward chain for a straightforward purchase
- Well-presented interior with a light and airy feel throughout
- Two bay-fronted reception rooms offering flexible living space
- Open-plan layout suited to contemporary family life
- Kitchen/breakfast room with modern fittings and garden access
- Three generously proportioned bedrooms
- Family bathroom on the first-floor, comprising of a four-piece suite
- Low-maintenance paved rear garden with brick-built shed
- Driveway providing off-road parking





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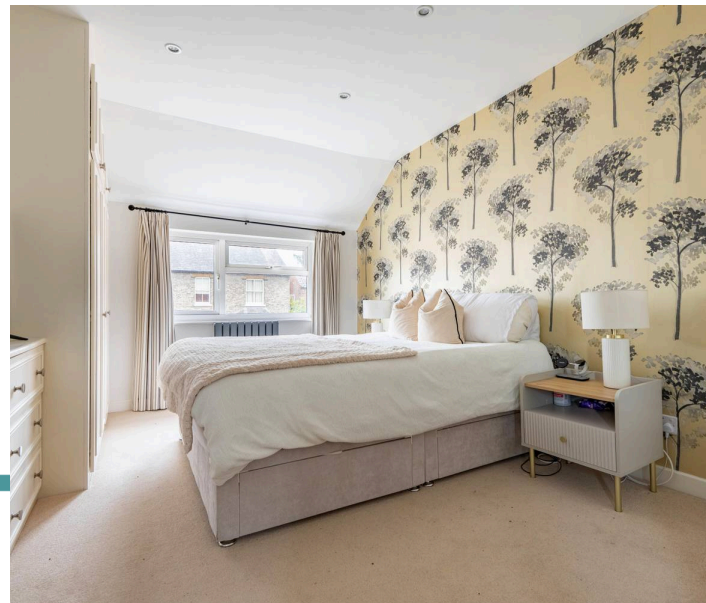
Bungay

### Bungay

Lower Olland Street sits just east of Bungay's compact town centre, giving it a quiet residential feel while keeping daily essentials within a short walk. The street is part of a traditional neighbourhood close to the town's independent shops, cafés, and the historic Market Place, making it easy to enjoy Bungay's small-town character without feeling remote. The nearest supermarket is the Co-operative Food on Hillside Road East, with further options such as the larger Co-op in nearby Beccles.

Families have several schools within easy reach, including Bungay Primary School, St Edmund's Catholic Primary, and Bungay High School, all located around the town. Road connections are straightforward, with the A143 close by for travel toward Norwich, Harleston, and Beccles, while local bus routes link Bungay with surrounding villages and market towns.

The area supports an easy, outdoors-leaning lifestyle: the Waveney Valley's walking routes, the leisure centre, and the riverside meadows are all nearby, and the Fisher Theatre adds cultural variety. Lower Olland Street offers a balanced setting, residential, practical, and well-placed for enjoying what Bungay does best.



M&B

# 44 Lower Olland Street

## Bungay

Set within the well-loved market town of Bungay, this modern family home offers light, open interiors and a layout that works effortlessly for day-to-day living. Detached and neatly presented throughout, it provides a welcoming setting for anyone looking to move straight in and enjoy the convenience of its location.

A private driveway sits to the front providing off-road parking, with a side path leading to the rear garden.

Inside, the entrance hall introduces the calm, contemporary feel found throughout the property. The bay-fronted living room sits to the front, a bright everyday living space that opens through to a second bay-fronted reception room, ideal for dining, entertaining or creating a flexible family space.

The kitchen/breakfast room sits at the rear, fitted with modern cabinetry, an eye-level double oven, a fridge/freezer, a dishwasher and a breakfast bar for casual dining. French doors draw in natural light and open directly onto the garden, giving the room a relaxed, sociable atmosphere. A ground-floor WC adds further practicality.

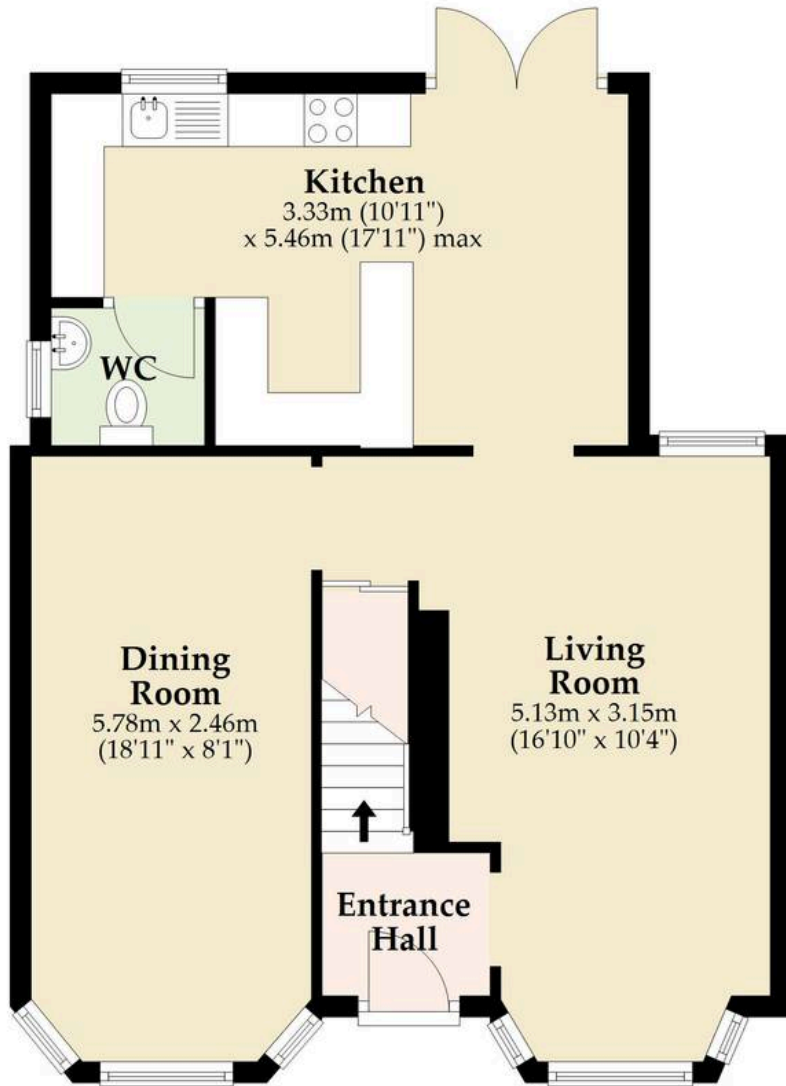
Upstairs, the landing leads to three generously sized bedrooms, each offering comfortable space for family life, guests or home working. A well-appointed family bathroom completes the first floor, featuring a shower cubicle, a bathtub, a hand basin and toilet.

Outside, the rear garden is paved for easy upkeep, creating a private area for outdoor seating, BBQs or potted plants. A brick-built shed provides excellent storage or scope for a small workshop.



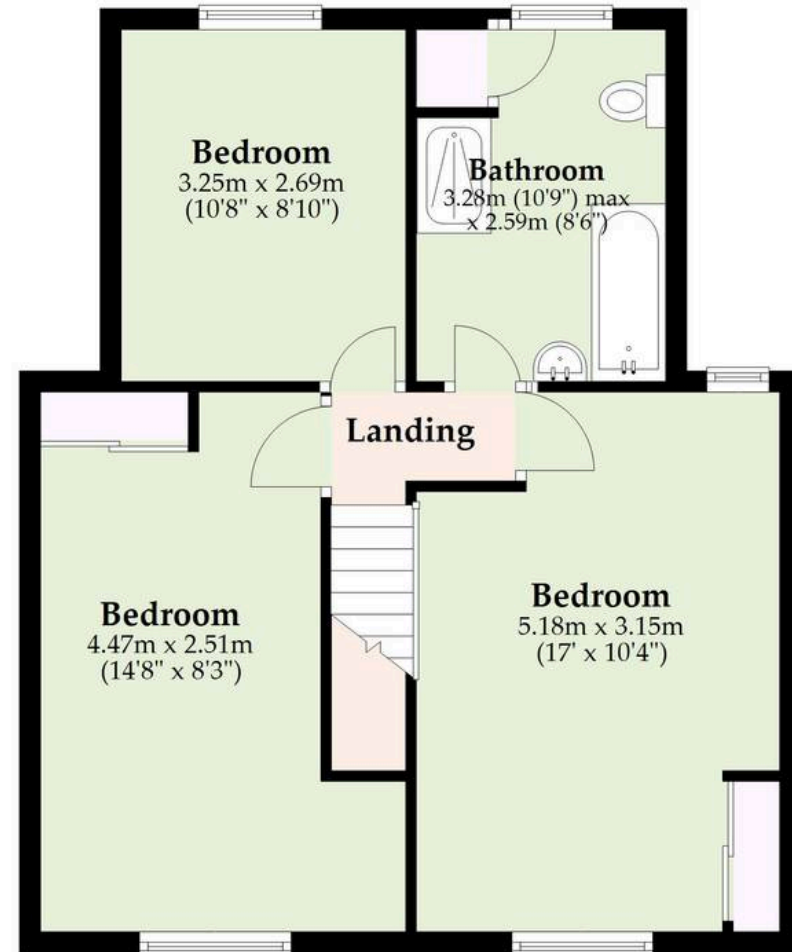
## Ground Floor

Approx. 56.9 sq. metres (613.0 sq. feet)



## First Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.0 sq. feet)

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.

Plan produced using PlanUp.

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