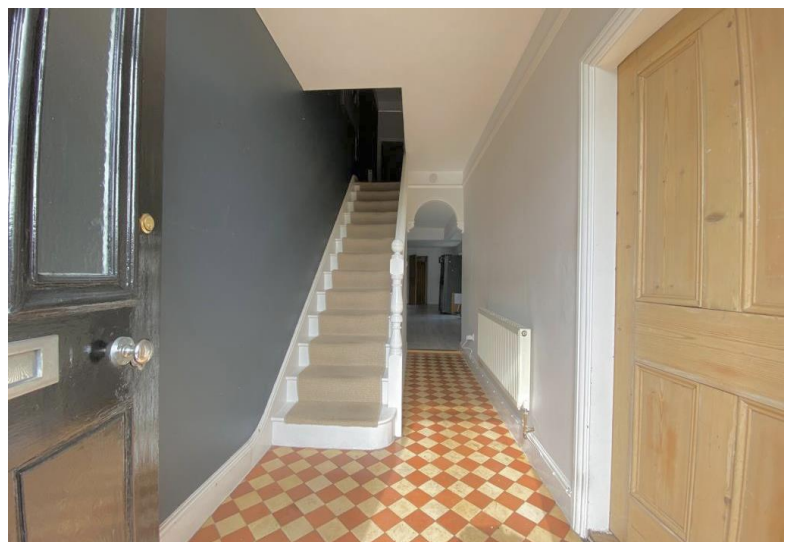




5 St Johns Road,  
Bungay  
Suffolk  
NR35 1DH

Offers over £325,000 to £350,000  
No onward chain







- Bay fronted terrace House
- Period features
- 4 Bedrooms
- Formal and open plan living spaces
- Ground floor shower room & utility
- Upstairs bathroom
- Gas central heating
- Just a short walk from the town centre

#### Location

This period property stands proudly on St Johns Road within the quaint, picturesque market town of Bungay which is nestled on the Waveney Valley, straddling between Norfolk and Suffolk. The town, which is thought to date back to the 12th century is rich in history, with its quaint streets lined with character buildings and a bustling market offering fresh produce and artisanal delights, Bungay, located roughly 15 miles from the city of Norwich, exudes a warm and welcoming atmosphere. The town is within close proximity to the lush countryside and the enchanting River Waveney, providing ample opportunities for scenic walks, its the perfect place for those seeking a tranquil and vibrant community to call home. The property







### The property

This bay fronted period house offers a great blend of formal and open plan living, in the shape of a cosy front living room with feature fireplace, perfect for the colder winter evenings, and an impressive, kitchen/dining area which allows plenty of space for entertaining friends and family, in the hub of this home. The house stretches back further than you would initially expect from the front, and has a welcoming hallway, wide landing and high ceilings - lovely features that are common with a property of its age. St Johns Road is just a short walk from the town centre and represents great space for a growing family to enjoy.

### Outside.

A low maintenance front garden with attractive tiled path leading to the entrance door. French doors off the dining area and a further door from the kitchen open onto the rear courtyard style garden with decking area and raised beds ideal for growing plants and flowers.

### Services

Main water, electricity and drainage are connected. Gas central heating system.

### Directions

From Diss, head East on the A1066 and into Victoria Road. Continue past the railway station, under the railway line and out of the town. At the roundabout with the A140, take the third exit, continuing on the A140, then at the next roundabout taking the first exit to join the A143 (signposted for Great Yarmouth). Proceed for roughly 10 miles, by-passing Harleston. Upon reaching Wortwell, take the right hand turning onto the B1062 and continue along for roughly 3 miles into Bungay along Hillside Road West and then turn left into St Johns Road. The house will be found on the right-hand side, just before the right hand turning into Wingfield Street.

Viewings: Strictly by appointment via TW Gaze.

Council tax - B

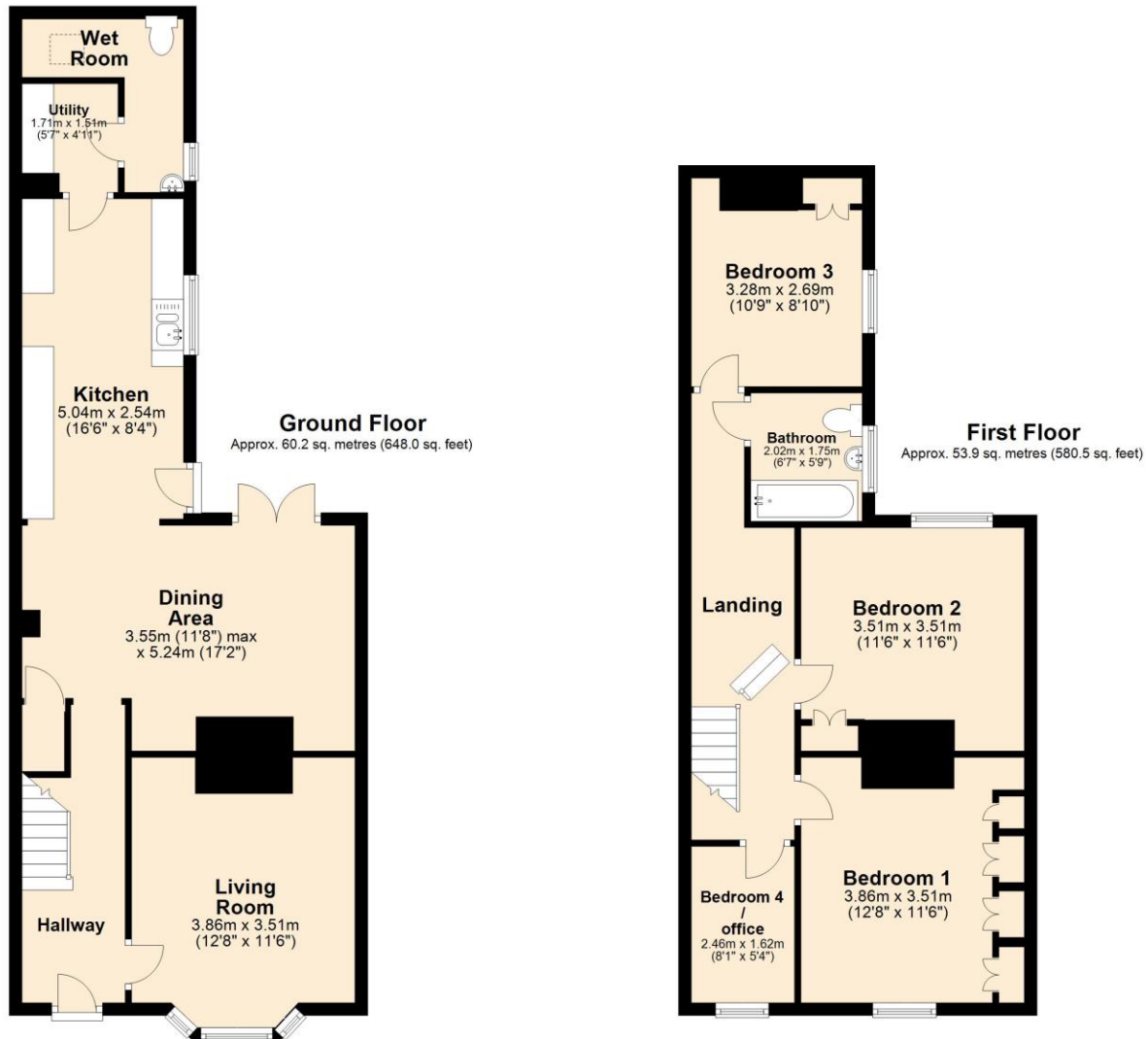
Ref: 2/19271/RM

### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.