

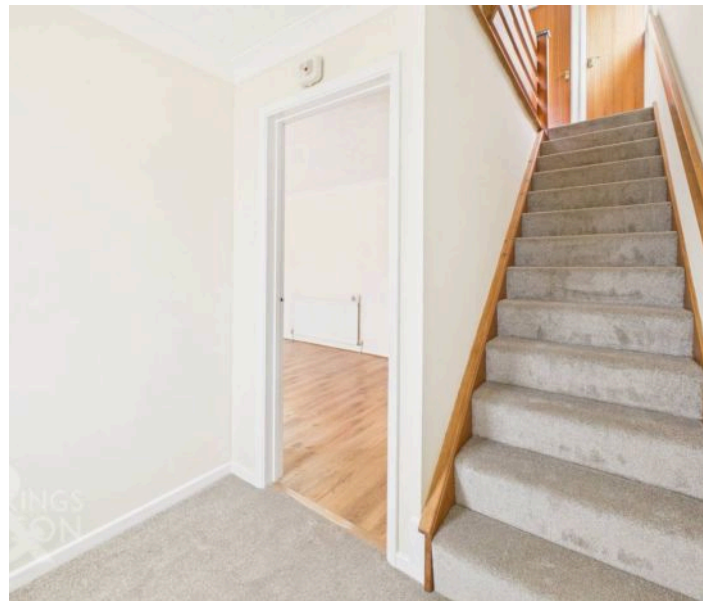


Mountbatten Road, Bungay - NR35 1PN

Mountbatten Road

Bungay

NO CHAIN! This charming THREE BEDROOM DETACHED FAMILY HOME presents a fantastic opportunity for those seeking a freshly decorated chain free proposition ready to move straight into! Boasting a delightful CUL-DE-SAC location, this property extends to almost 800 sqft internally (stms) and is presented in good order throughout. Internally, the accommodation comprises a porch entrance and entrance hallway, TWO RECEPTION ROOMS alongside a separate kitchen, providing ample living space for the whole family. Upstairs, THREE GENEROUSLY PROPORTIONED BEDROOMS offer comfortable retreats, complemented by a re-fitted shower room. The property has been recently enhanced with new carpets and a fresh coat of paint throughout, adding a touch of modernity. Outside, the private tiered rear gardens offer a serene escape, featuring a paved terrace, extended patio, and lawned area bordered by mature hedging and shrubs. Additional benefits include DRIVEWAY PARKING and a SINGLE GARAGE ensuring convenience for residents and guests alike. Council Tax band: C
Tenure: Freehold

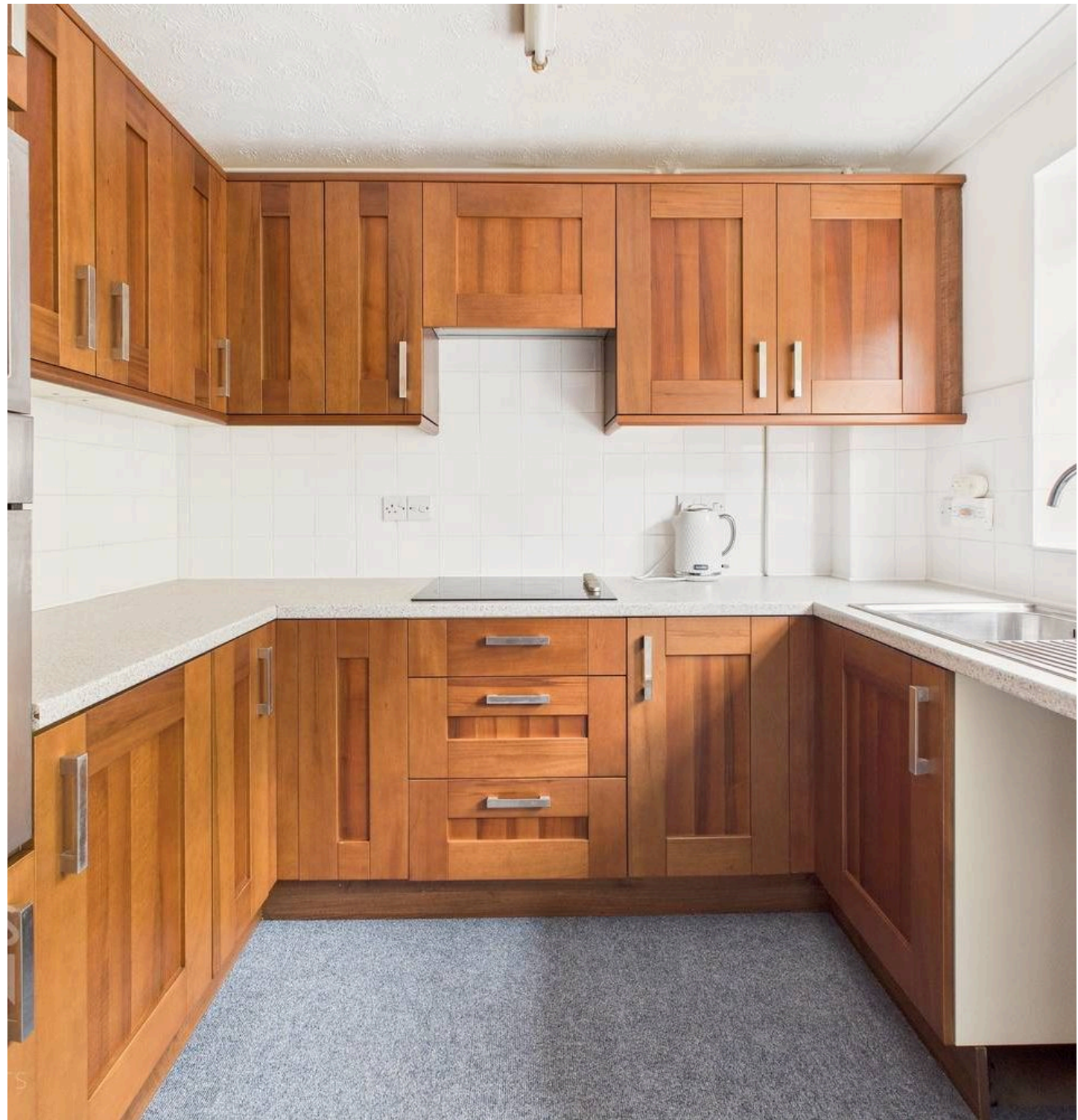


- No Chain!
- Detached Family Home
- Two Receptions & Separate Kitchen
- Three Ample Bedrooms
- Re-Fitted Shower Room
- New Carpets & Freshly Decorated Throughout
- Private, Enclosed Tiered Rear Gardens
- Driveway Parking & Garage
- Popular Cul-De-Sac Location

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

SETTING THE SCENE

Approached via Mountbatten Road the house sits elevated off the road with an attractive front garden comprising lawns and planting beds with mature hedging also. To the side of the house is a hard standing driveway providing parking which leads to the single garage. The garage offers an up and over door with power. There is a side gate into the rear garden as well as the main entrance door into the porch.



THE GRAND TOUR

entering via the main entrance you will find a useful porch which leads into the entrance hall. The hall provides stairs to the first floor landing and a door into the sitting room. The whole house benefits from being re-carpeted and freshly decorated throughout. The sitting room to the front is a pleasant bright space with plenty of room for soft furnishings as well as understairs storage. A door leads through to the dining room beyond overlooking the garden with another door leading into the kitchen. The potential would of course be to knock through creating an open plan space. The kitchen provides a door to the rear garden as well as a range of wall and base level units with solid worktops over. Integrated appliances include eye level oven and microwave, induction hob, fridge/freezer and space for washing machine.

Heading up to the first floor landing there is a storage cupboard as well as loft hatch access. There are two ample double bedrooms and one single bedroom as well as the family shower room. The shower room has been re-fitted and offers a w/c, hand wash basin and shower cubicle.

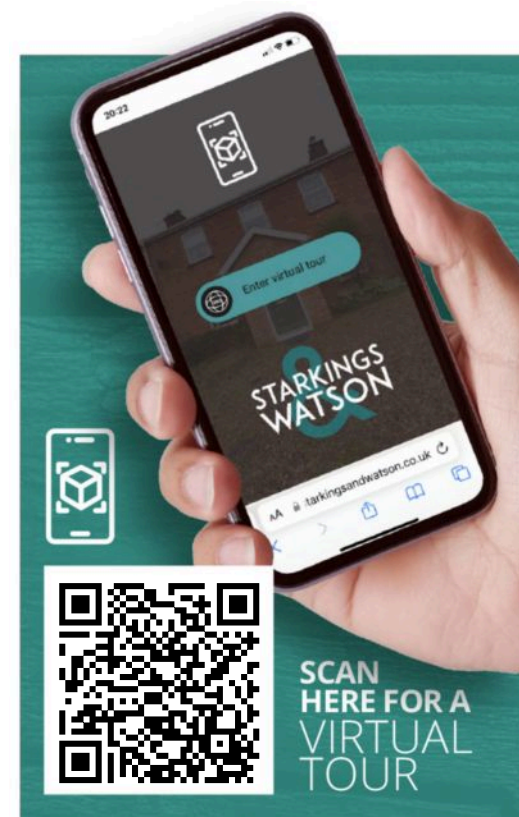
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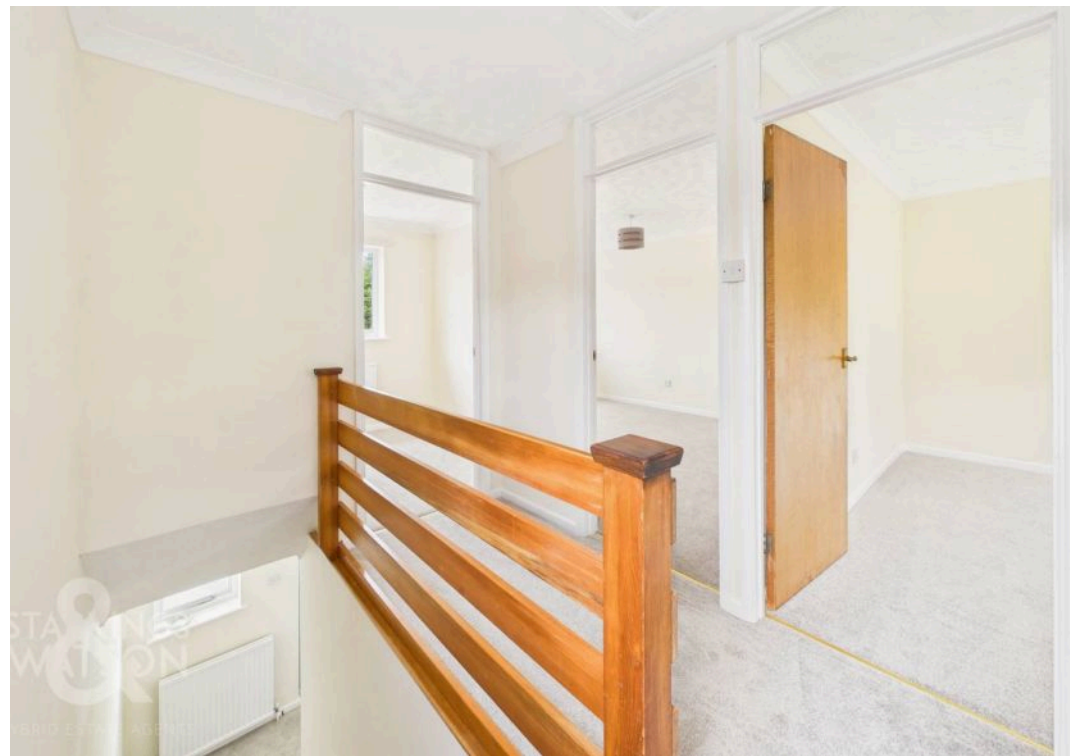
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What3Words : ///trump.hopping.noises

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The private rear garden is non-overlooked and set over three levels. Initially you will find a paved terrace and pathway with a gate to the side leading to the driveway and a door into the single garage and a timber shed. Steps lead up to the middle section which is an extended patio ideal for a table and chairs as well as planting beds. Up another set of steps there is a lawned section to the rear surrounded by mature hedging and shrubs as well as a further timber shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

759 ft²

70.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.