



Mayfair Road, Bungay - NR35 1SA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Mayfair Road

Bungay

NO CHAIN! Positioned at the end of a QUIET CUL-DE-SAC, this DETACHED BUNGALOW has been recently UPDATED & MODERNISED offering a SPACIOUS and VERSATILE LAYOUT. Stepping inside, the GRAND HALLWAY ENTRANCE offers herringbone wood effect flooring and FRENCH DOORS leading out, a door to the right opens to the 16' MAIN BEDROOM, enjoying INTEGRATED STORAGE and BAY-FRONTED uPVC double glazed windows. Heading into the inner hallway, the 20' SITTING and DINING ROOM is conveniently found adjacent to the modern FULLY FITTED KITCHEN boasting INTEGRATED cooking APPLIANCES. TWO DOUBLE BEDROOMS sit toward the rear of the home, with a useful OFFICE and FAMILY BATHROOM including a freestanding rolled top bath and 'jack and jill' wash basins. Stepping outside, the PRIVATE and ENCLOSED rear GARDEN offers a TREE-LINED REAR ASPECT with a laid lawn and two-tier flagstone patio. Ample DRIVEWAY PARKING can be found to the front for added convenience.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow
- Newly Updated & Renovated Interior
- 20' Dual Aspect Sitting & Dining Room
- Modern Fully Fitted Kitchen with Integrated Appliances
- Three Double Bedrooms & Office
- End Of Cul-De-Sac Setting
- Private & Enclosed Garden with a Tree-Lined Rear Aspect

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, 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

The property can be found set back from the road, offering a generous frontage predominantly laid to lawn with a range of well established shrubs bordered by a brick weave pathway and separate driveway. The main entrance can be found at the front of the property under an open porch.

THE GRAND TOUR

Stepping inside, the grand hallway entrance provides ample room for storage of outdoor wear with herringbone style flooring underfoot and uPVC double glazed French doors leading out to the garden. To the right, the main bedroom can be found offering integrated storage to the corner and fitted carpeted flooring running underfoot enjoying a front facing aspect from uPVC double glazed bay fronted windows. Continuing through the inner hallway to the 20' sitting and dining room, also including a bay fronted window flooding the room with natural light, this versatile space allows for a range of soft furnishing layouts and formal dining. Adjacent, the fully fitted kitchen offers a modern feel with the benefit of a separate pantry cupboard. The kitchen itself offers a range of wall and base storage units with continued wood effect flooring underfoot and an integrated oven, inset glass electric hob and extractor above with ample worktop space for food preparation. Continuing down the hall, two further double bedrooms can be found, both recently redecorated with fitted carpets, radiators and uPVC double glazed windows, whilst a useful office room can be found next door. Completing the accommodation, the three piece family bathroom offers a freestanding rolled top bath, wall mounted heated towel rail and 'Jack and Jill' wash basins offering vanity storage beneath.

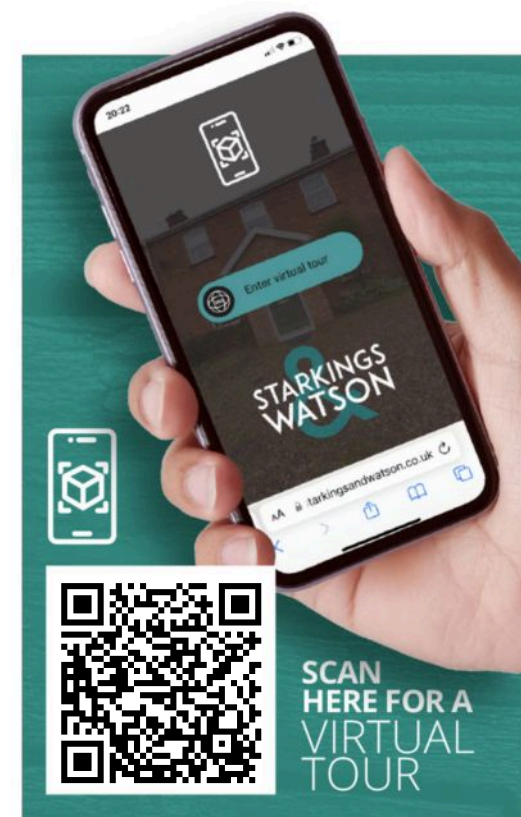
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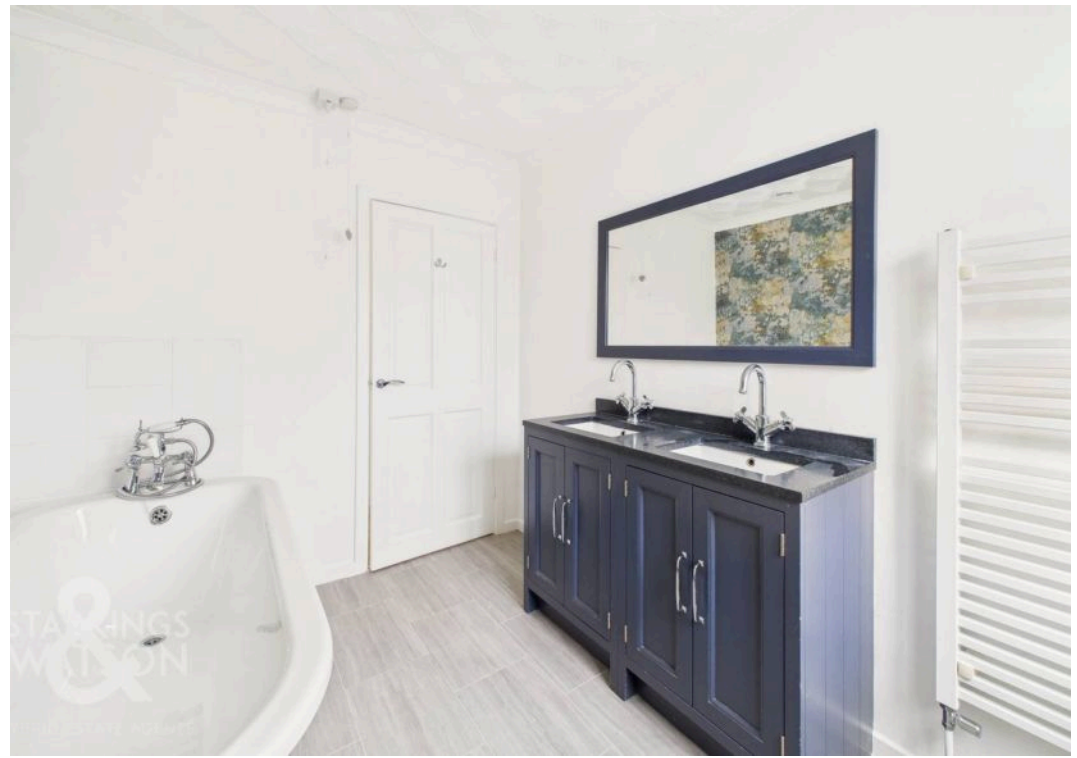
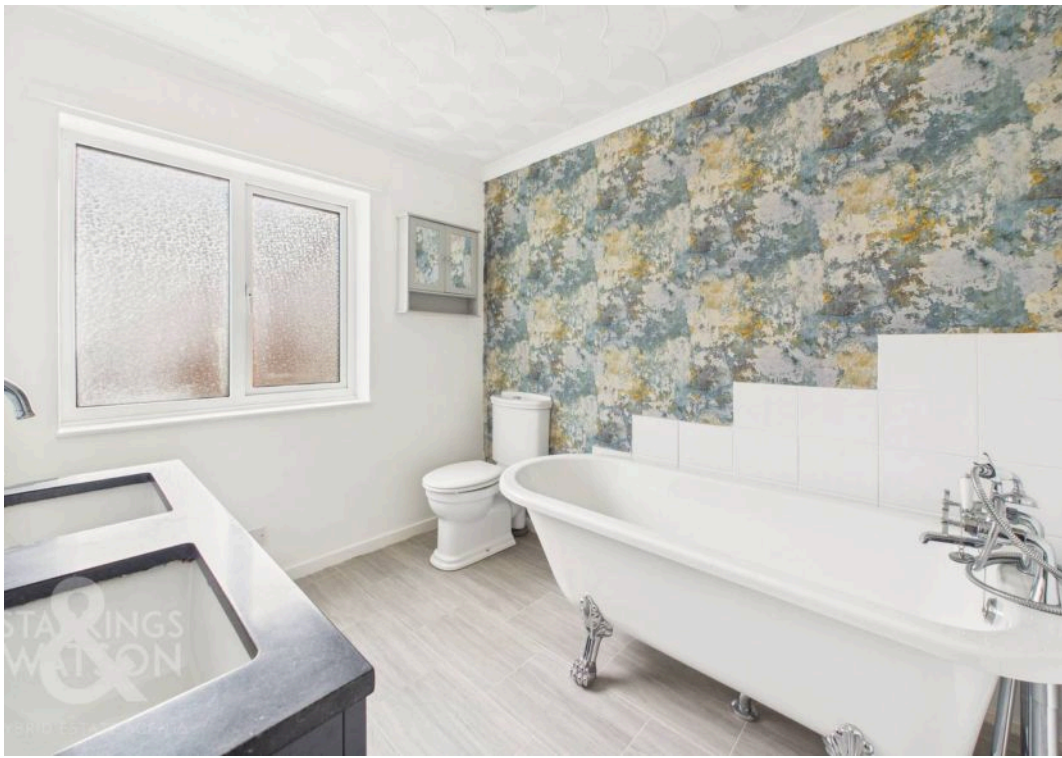
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What3Words : ///loser.trickling.copycat

VIRTUAL TOUR

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



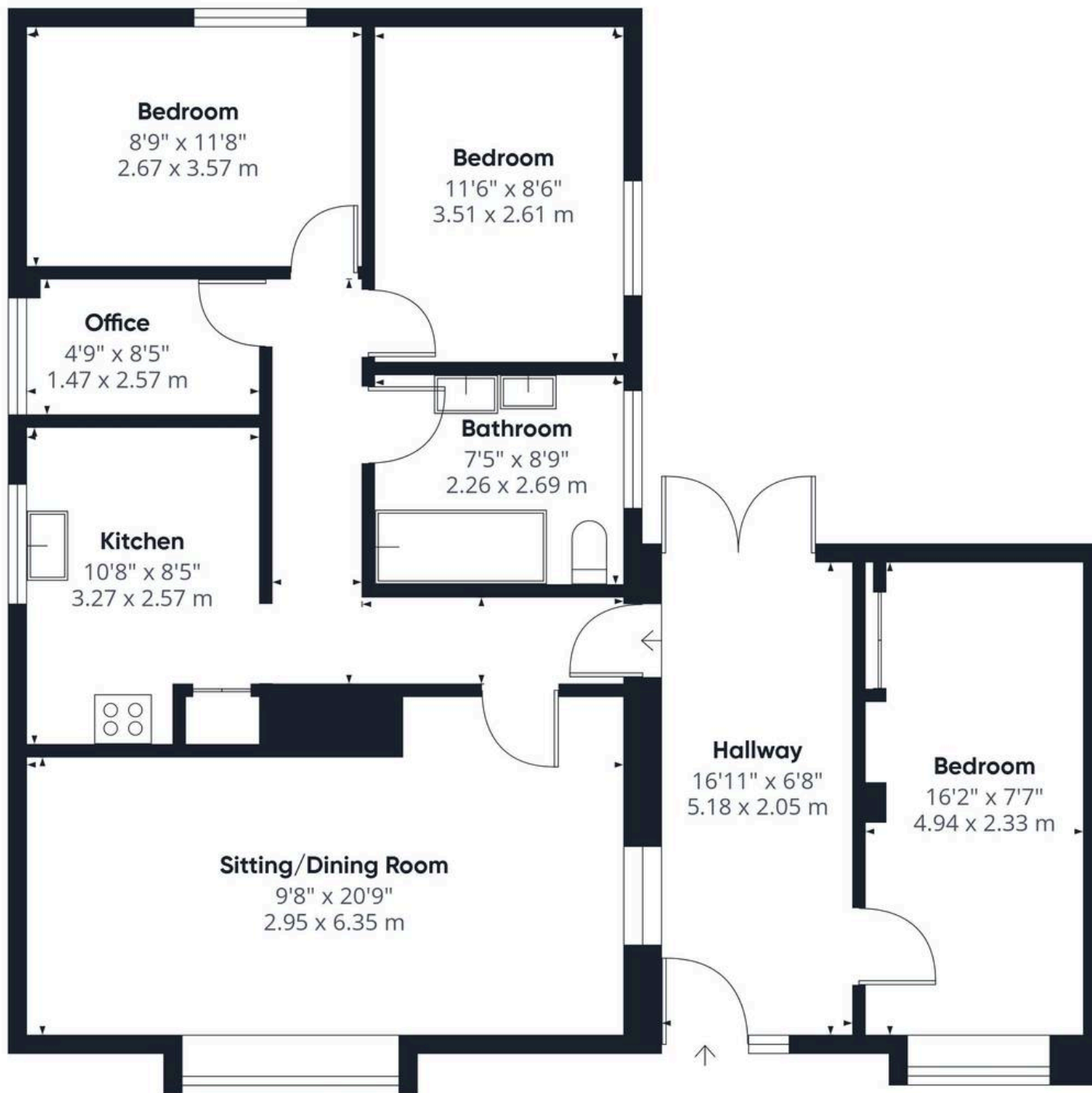




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed offering a tree lined rear aspect. The space is predominantly laid to a well maintained lawn, bordered with a range of well established shrubs and trees and a useful storage shed. Elevated from the lawn a two tier flagstone patio can be found, perfect for outdoor seating to enjoy the summer months.





Approximate total area⁽¹⁾

942 ft²
87.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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 and 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.