



**Mayfair Road, BUNGAY NR35 1SA**

**welcome to**

**Mayfair Road, BUNGAY**

Spacious detached bungalow located near the heart of the popular market town of Bungay. A paved driveway and path leads you to this gorgeous home featuring 3 well sized bedrooms, spacious lounge/diner, modern kitchen and bathroom as well as a beautiful rear garden ideal for evening relaxation.



**William H Brown are excited to present this delightful 3-bedroom bungalow nestled in the heart of Bungay. This inviting home features a spacious and bright large entrance hall that sets the tone for a warm and welcoming atmosphere also allowing access to all rooms including 3 well sized bedrooms; a dressing room; bathroom; a spacious lounge/diner and a well-presented kitchen. The living areas are designed for comfort and relaxation, providing ample space for family gatherings and entertaining friends with the lounge/diner featuring a large bay window providing substancious light to the living area. The three well-appointed bedrooms offer peaceful retreats, perfect for rest and relaxation. The bathroom is a true standout, showcasing a luxurious free-standing bath and a jack and Jill wash hand basin that invites you to unwind after a long day. With elegant fixtures and thoughtful design, it creates a serene spa-like experience within your home. Enjoy the beauty of Bungay with its charming surroundings, local amenities, and lovely community feel. This bungalow is an ideal choice for those seeking a comfortable and stylish living space. Don't miss the opportunity to make this lovely property your own and contact us for a viewing on 01986 894608.**

### **Entrance Hall**

Plastered ceiling with over head light fitting, internal window to lounge/diner, window to the front, french doors to the rear, radiator, sockets and carpeted flooring.

### **Lounge/Diner**

20' 9" x 13' ( 6.32m x 3.96m )  
Textured ceiling with over head light fitting, bay windows to front, internal window to entrance hall, book shelves, radiator, sockets and carpeted flooring.

### **Kitchen**

10' 9" x 8' 5" ( 3.28m x 2.57m )  
Textured ceiling with spot lights, window to the side, wall and base units with integrated oven, electric hob and extractor hood, washing machine, fridge, sockets and laminate flooring.

### **Bathroom**

Textured ceiling with over head light fitting, frosted window to side, free standing bath with overhead shower, jack and Jill wash hand basin with unit, heated towel rail and tiled flooring.

### **Bedroom One**

16' 4" 7 x 7' 7" ( 4.98m 7 x 2.31m )  
Plastered ceiling with over head light fitting, window to the front, radiator, sockets and carpeted flooring.

### **Bedroom Two**

11' 8" x 8' 7" ( 3.56m x 2.62m )  
Textured ceiling with over head light fitting, window to the side, radiator, sockets and carpeted flooring.

### **Bedroom Three**

11' 6" x 8' 5" ( 3.51m x 2.57m )  
Textured ceiling with over head light fitting, window to the rear, radiator, sockets and carpeted flooring.

### **Store Room**

8' 5" x 4' 8" ( 2.57m x 1.42m )  
Plastered ceiling with over head light fitting, frosted window and carpeted flooring.

### **Front Garden**

Paved drive and walk way, flower bed and the rest is laid to lawn.

### **Rear Garden**

Patio areas with steps leading to flower beds and laid to lawn grass, side access.



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welcome to

## Mayfair Road, BUNGAY

- 3-bedroom detached bungalow
- Off road parking for multiple vehicles
- Spacious lounge/diner
- Bay window
- Large entrance hall

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106378 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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