

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 freestanding 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" ($3.56m \times 2.62m$) Textured ceiling with over head light fitting, window to the side, radiator, sockets and carpeted flooring.

Bedroom Three

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





Store Room

 8^{\prime} 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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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

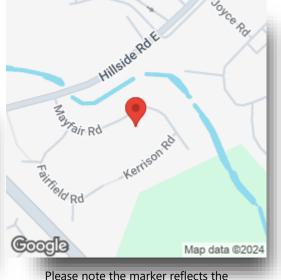


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No itability 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

The Property Ombudsman

Property Ref: BGY106378 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

view this property online williamhbrown.co.uk/Property/BGY106378

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