



**Mayfair Road, Bungay NR35 1SA**



**welcome to**

## **Mayfair Road, Bungay**

This beautifully presented four-bedroom detached bungalow offers generous living space, making it an ideal family home or a peaceful retreat. The property boasts four well-sized bedrooms, providing flexible accommodation for families, guests, or even a home office.



### Location

Situated in a desirable residential area, this charming bungalow offers the perfect blend of tranquility and convenience. Close to local amenities, schools, and excellent transport links, it provides easy access to both town and countryside living.

### Description

The heart of the home is the large lounge-diner, featuring a cozy log burner, creating a warm and inviting space for relaxation and entertaining. The modern and spacious kitchen is fitted with high-quality appliances and ample storage, perfect for those who love to cook and entertain.

A stylish family bathroom and a separate shower room ensure practicality and convenience for busy households.

Outside, the property truly shines with a beautifully maintained large garden, ideal for outdoor activities and summer gatherings. The generous patio area offers the perfect spot for alfresco dining and relaxation. Additionally, off-road parking provides convenience and security.

This stunning bungalow is a rare find and must be viewed to be fully appreciated!

## Accommodation

### Ground Floor – Bungalow

#### Entrance Hall

uPVC Front Door, Double glazed window to Front aspect, Utility space, Plumbing for washing machine/dryer, Tiled flooring.

#### Lounge

20' 10" x 15' ( 6.35m x 4.57m )  
Double glazed window to Front aspect, Ceiling light, Log Burner, Radiator, Partially Tiled floor and partially carpet flooring.

#### Kitchen

14' 11" x 10' 2" ( 4.55m x 3.10m )  
Double glazed window and door to Rear, Modern fitted wall and base units with work surfaces, Breakfast Bar, Sink and drainer unit, Spotlights, Space for Fridge, Integral Dishwasher, Space for Range cooker, Tiled flooring.

#### Shower Room

Double glazed window to Front aspect, Fully tiled walls, WC, Wash hand basin, Shower cubicle, Towel Radiator, Tiled flooring.

#### Bedroom 1

11' 11" x 9' 1" ( 3.63m x 2.77m )  
Double glazed window to Rear aspect, Ceiling light, Fitted Wardrobe, Carpet flooring.

#### Bathroom

Double glazed window to Side aspect, WC, Wash hand basin, Towel radiator, Spotlights, Bath tub with overhead shower, Tiled flooring.

#### Bedroom 2

11' 9" x 8' 6" ( 3.58m x 2.59m )  
Double glazed window to Side, Ceiling light, Radiator, Carpet flooring.

#### Bedroom 3

9' 1" x 7' 4" ( 2.77m x 2.24m )  
Double glazed window to Side aspect, Radiator, Carpet flooring.

#### Bedroom 4

8' 3" x 8' 1" ( 2.51m x 2.46m )  
Double glazed window to Side, Ceiling light, Patio doors, Fitted wardrobes, Radiator, Vinyl flooring.



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## welcome to Mayfair Road, Bungay

- 4 Bedrooms
- Spacious Bungalow Finished To A High Standard
- Off-Road Parking
- Large Lounge/Diner With Log Burner
- Chain Free
- Close To Local Amenities
- Quiet Cul De Sac Location
- Viewings Advised!

Tenure: Freehold EPC Rating: C

offers in excess of  
**£340,000**



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



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Property Ref:  
BGY106440 - 0003

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