



**Mountbatten Road, Bungay NR35 1PP**



**welcome to**

## **Mountbatten Road, Bungay**

Nestled on the desirable Mountbatten Road, this well-presented three-bedroom semi-detached home offers spacious and versatile living, perfect for families or those looking to upsize. This property is a fantastic opportunity to settle in one of Bungay's most sought-after locations.



### **Location**

Situated in the heart of Bungay, Mountbatten Road is a highly regarded residential area offering a peaceful setting while remaining within easy reach of the town's amenities. Bungay boasts a charming market town atmosphere with a range of independent shops, cafés, and excellent local schools. The picturesque surroundings of the Waveney Valley and nearby Broads provide plenty of opportunities for countryside walks and outdoor activities.

### **Description**

Upon entering, you are welcomed into a spacious lounge, perfect for relaxing or entertaining. The well-equipped kitchen seamlessly flows into a dining area, which is further enhanced by a large conservatory, offering additional living space with views over the rear garden. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, all served by a modern family bathroom.

Externally, the property benefits from a generous rear garden with a patio area and lawn, ideal for outdoor dining and family enjoyment. A long driveway provides ample off-road parking and leads to a detached garage for additional storage or workshop space.

This fantastic home combines space, comfort, and a prime location-an opportunity not to be missed! Contact us today to arrange a viewing.

#### **Entrance Hall**

Laminate flooring, door to front, ceiling light, radiator.

#### **Lounge**

15' 3" x 12' 11" ( 4.65m x 3.94m )

Laminate flooring, window to front aspect, ceiling light, radiator, fireplace with electric fire, storage cupboard.

#### **Kitchen**

16' 3" x 8' 3" ( 4.95m x 2.51m )

Vinyl flooring, matching wall and base units, sink with drainer, window to rear aspect, space for washing machine, fridge, dishwasher & oven. Ceiling light, radiator and sliding doors to the conservatory.

#### **Conservatory**

15' 11" x 8' 7" ( 4.85m x 2.62m )

Vinyl flooring, wall lights, sliding door to rear.

#### **Landing**

Carpet flooring, window to side aspect, ceiling light, airing cupboard.

#### **Bedroom 1**

11' 8" x 8' 4" ( 3.56m x 2.54m )

Carpet flooring, ceiling light, window to front aspect, radiator, built in wardrobe.

#### **Bedroom 2**

9' 5" x 9' 5" ( 2.87m x 2.87m )

Carpet flooring, ceiling light, window to rear, radiator.

#### **Bedroom 3**

8' 4" x 7' 7" ( 2.54m x 2.31m )

Carpet flooring, radiator, ceiling light, window to rear aspect.

#### **Bathroom**

Vinyl flooring, bath with overhead shower, sink, toilet, window to front aspect, partially tiled walls.



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## Mountbatten Road, Bungay

- Spacious 3-Bedroom Property
- Offroad Parking & Garage
- Desirable Area
- Modern Finish
- Large Conservatory
- Spacious Rear Garden
- Perfect Family Home

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



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.localagent.co.uk



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Property Ref:  
BGY106724 - 0004

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