

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.













Entrance Hall

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

Lounge

15' $3" \times 12' \ 11" \ (4.65m \times 3.94m)$ Laminate flooring, window to front aspect, ceiling light, radiator, fireplace with electric fire, storage cupboard.

Location Ki

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.

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" \times 7' 7" (2.54m \times 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.





welcome to

Mountbatten Road, Bungay

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

Tenure: Freehold EPC Rating: C Council Tax Band: B

offers in excess of

£240,000



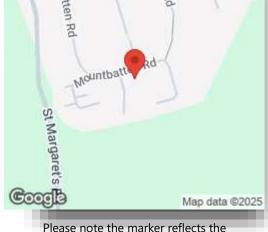






This floor plan in for illustrative purposes only. It is not cheeve to vocale. Any resourcements, floor enses throbusting any total floor enses, openings and orientation are approximated to approximate the reliable purposes of the purpose and they do not from part of any approximate floor lastified to any even consistent or establishment must be purposed to the purpose of the pu





postcode not the actual property

view this property online williamhbrown.co.uk/Property/BGY106724



Property Ref: BGY106724 - 0006 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 quidance 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.





01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk

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.