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Mountbatten Road,
Bungay, Suffolk.

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**MUSKER
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ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles
Southwold - 18.2 miles

A superb family home ideally situated on a quite cul-de-sac within this popular housing estate offering easy access to all of the town's amenities. The property boasts three generous bedrooms, spacious sitting/dining room, large conservatory and attractive kitchen and shower room. This coupled with a good size front and rear garden, off road parking and a garage make this property a must view. The property is offered with no onward chain.



Property

Entering the property via the front door we step through the entrance porch into the hallway of this attractive family home, a door opens to the sitting/dining room whilst our stairs rise to the first floor landing. Stepping into the sitting/dining room the feeling of space and light that flows through the house is instantly apparent, an under stairs cupboard provides fantastic storage whilst a large window to the front fills the room with natural light. From the sitting room we flow open plan into the dining area where a door and window open to the conservatory, an arch leads into the kitchen making the space flow seamlessly. The kitchen is fitted with an attractive range of wall and base units set against contrasting worktops and flooring. Space is made for a fridge freezer, washing machine and dishwasher whilst a fitted double oven, hob and extractor feature. A window over the sink looks through the conservatory and onto rear garden. the conservatory itself offers an exceptional space that extends the living area and offers the perfect spot to enjoy the garden throughout the year. French doors open to the patio. Back in the hall we climb the stairs to the first floor landing. To the rear of the house we find our first generous double bedroom and comfortable single bedroom looking over the rear gardens stepping to the front of the property we pass a large linen cupboard and find the master bedroom which looks onto the front aspect. Completing the accommodation is the shower room which is fitted with a modern white suite comprising a shower, wash basin and w/c.







Outside

To the front of the house an attractive garden is leads to the front door. The front garden extends providing a substantial additional space to the side of the house which is currently laid to lawn. This space offers scope for additional parking or potential to extend the property (stpp) The garage is set adjacent to the rear garden and forms the end of a block of three, the garage boast power and light and benefits from an electric roller door, a shared area provides access and leads to parking directly to the side of the house. From here a gate opens to the rear garden. The rear garden is of a good size and offers an area of patio leading from the conservatory whilst steps rise to the slightly raise lawn which is framed by established shrubs and flower beds. A garden shed is situated behind the garage offering superb additional storage.

Location

This property is located on a popular housing estate on the edge of Bungay providing excellent access to the schools and town's amenities. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Gas fired combi boiler.
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: C
Postcode: NR35 1PP

Tenure

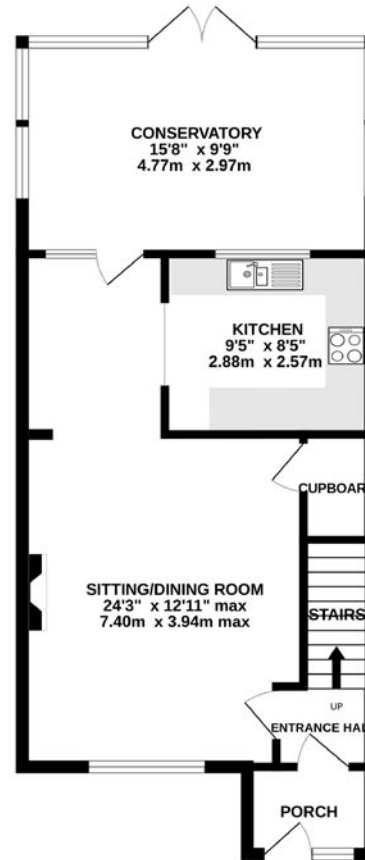
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

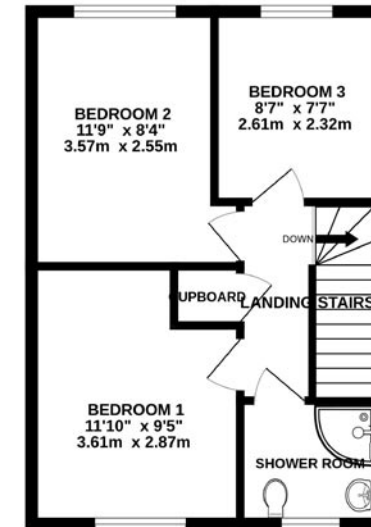
Offers Over: £210,000

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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