

MM



*Mayfair Road,  
Bungay, Suffolk*

MM

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

Halesworth - 8.8 miles

Beccles - 5.4 miles

Norwich - 15.4 miles

Southwold - 16.2 miles

Individually designed and superbly situated, we are delighted to offer this deceptively spacious detached bungalow situated on a generous 0.2 Acre (stms) plot enjoying ample parking and a double garage. The property has been maintained to an excellent standard throughout and offers superbly proportioned, extremely well appointed accommodation that has to be seen to be fully appreciated. Outside the delightful gardens surround the property whilst a large driveway leads us to the double garage. Viewing is essential to fully appreciate the space and location on offer.

## Property

Entering the property via the front door we are welcomed by a generous hall way that leads to the inner lobby/study area, doors from these spaces lead to all of the main rooms. The property is particularly well appointed with the living and bedroom areas being set at opposite ends of the bungalow. From the entrance hall we step to the right into the sitting room, a generous room that is filled with natural light from three windows, the bay window being full height provides a superb view to enjoy the front gardens and enhances the feature open fire place that is set into the bay. French doors open from here to the dining room allowing the two rooms to be enjoyed separately or opened up when entertaining. The dining room is again a well proportioned room that provides ample space for a 6 seater dining table and enjoys a dual aspect that fills the room with natural light. Heading back through hall we pass a handy storage cupboard and separate airing cupboard before stepping into the kitchen. The kitchen provides an excellent working space which is fitted with a range of painted timber wall and base units with work surfaces over, space is made for a cooker and a serving hatch opens to the dining room. A double bowl sink sits below the window which overlooks the rear garden whilst a door leads us to the utility room. The utility room gives home to the gas boiler and space is made for a washing machine and dishwasher below the counter where we find a stainless steel sink. A door leads from here to the rear garden. Heading back through the hall we step into a generous inner lobby that provides an excellent space for a study/library area. From here doors lead to both bedrooms and the family bathroom. The bathroom is fitted with a three piece suite comprising of a bath, wash basin and w/c. To the rear of the property we find the guest bedroom that benefits from built in wardrobes and enjoys an en suite shower room that offers a shower, wash basin and w/c. Completing the accommodation is the impressive master bedroom which, measuring at 19 feet 8 inches was originally designed to be two separate rooms, this could easily be achieved should a purchaser require. Two windows overlook the front gardens and again we benefit from built in wardrobes.









## Outside

The property occupies a central position within its generous private plot. The frontage is approached by a large driveway that provides an ample parking and turning area whilst giving access to the double garage. A path leads to the front door and gated access leads us to the rear. The front garden is immaculately landscaped providing a mix of attractive lawned areas surrounded by flowering beds filled with established plants and shrubs. The front boundary is formed by mature trees and bushes adding to the privacy of the outside space. The rear garden enjoys an extensive patio area that leads to the personal door to the garage and a storage area behind, the patio steps down to a further lawned area whilst the entire rear garden is enclosed by timber fences. The double garage enjoys power and light and has been extended on one side to allow parking a large vehicle if needed.

## Location

The property is situated at the foot of this quiet road which benefits from being easy walking distance to many of the towns amenities including the Doctors surgery, supermarket and busstop (connections to Norwich, Halesworth and Beccles). Bungay offers an excellent range of amenities and shops, schools, antique shops, restaurants, cafes, bars, 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

Gas Central Heating, Mains Electricity, Mains Water, Mains Drainage.

Energy Rating: C

## Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1SA

## Tenure

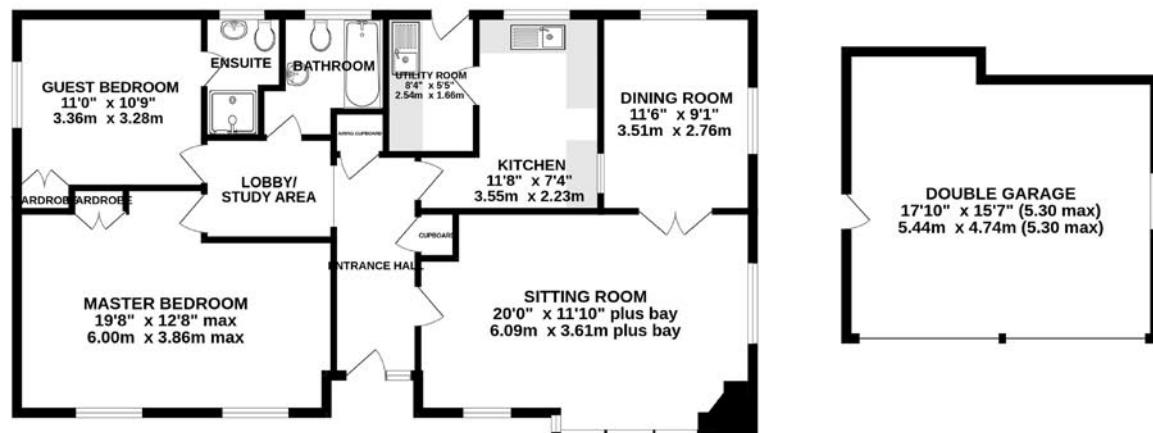
Vacant possession of the freehold will be given upon completion.

## 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.

Guide Price: £319,000

GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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. The 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

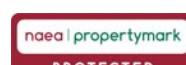
Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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