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*Mayfair Road,
Bungay, Suffolk*

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A superbly situated and deceptively spacious detached bungalow enjoying ample parking, garage and generous rear garden. The property is ideally situated within walking distance of the supermarket, doctors and bus stop. The versatile accommodation boasts three reception rooms, kitchen, conservatory, two double bedrooms, shower room, cloakroom and large entrance lobby. Offered with no onward chain, viewing is essential.

Accommodation comprises briefly:

- Entrance Lobby • Cloakroom
- Sitting Room • Dining Room
- Kitchen • Study
- Conservatory
- Shower Room
- Master Bedroom
- Guest Bedroom
- Generous Gardens
- Garage & Ample Parking



Property

Entering the property via the main front door we step into the spacious lobby that spans the front to rear offering access to the garden. A large storage cupboard houses the boiler and we find the lavatory ideally placed by the back door. The lobby itself serves as a utility area also, with provisions for our laundry appliances all set below an area of worktop. From here we step into the kitchen. This space is designed perfectly as a working family kitchen with ample work surfaces and cupboards whilst keeping everything in easy reach. A fitted oven and microwave feature with the hob adjacent. The sink is set below a window looking back into the lobby area. From here a door opens to the dining room which provides a superb central hub to the bungalow; this spacious room provides a super spot for entertaining and leads to both the sitting room and large study area, whilst a door to the rear opens to the inner hall which leads into the bedrooms and shower room. At the front of the property we step into the sitting room. A superbly proportioned room enjoying a large window overlooking the front garden. A feature fireplace offers a cosy focal point to the room and hides the original chimney. Stepping back through the dining room we find the study, another impressive space further extending the entertaining space or simply providing a third generous reception room. The study offers independent access at the front furthering the potential of the room whilst at the rear French doors open to the conservatory. The conservatory enjoys a view of the garden and provides the perfect spot to enjoy the outside all year round. Stepping back through the bungalow we find the two bedrooms and shower room at the rear. The main bedroom is a generous double room enjoying fitted wardrobes whilst the second bedroom, again a double, enjoys a view of the garden. Completing the accommodation is the shower room which has been more recently refitted and offers a double width shower cubicle, wash basin and W/C.







Outside

Approaching the property from Mayfair Road we are welcomed by the generous driveway which leads to the garage with an electric roller door providing access at the front. The front garden is bursting with colour with a well stocked bed forming the front boundary, an area of lawn leads to the front of the house where we can gain access via both the entrance lobby and study. A further area of garden is set to the side of the plot. At the rear we step out of both the lobby area and conservatory onto a raised patio that wraps around the rear of the bungalow. On the conservatory side we find access into the rear of the garage. Steps lead down to the main garden which is fully enclosed with timer fences and framed by a variety of flowering shrubs and fruit trees. The garden itself is hard landscaped for ease of maintenance whilst offering ample space to return to lawn if a purchaser desires.

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, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains drainage, electricity and water.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR35 2TW

What3Words: ///panthers.contexts.supposes

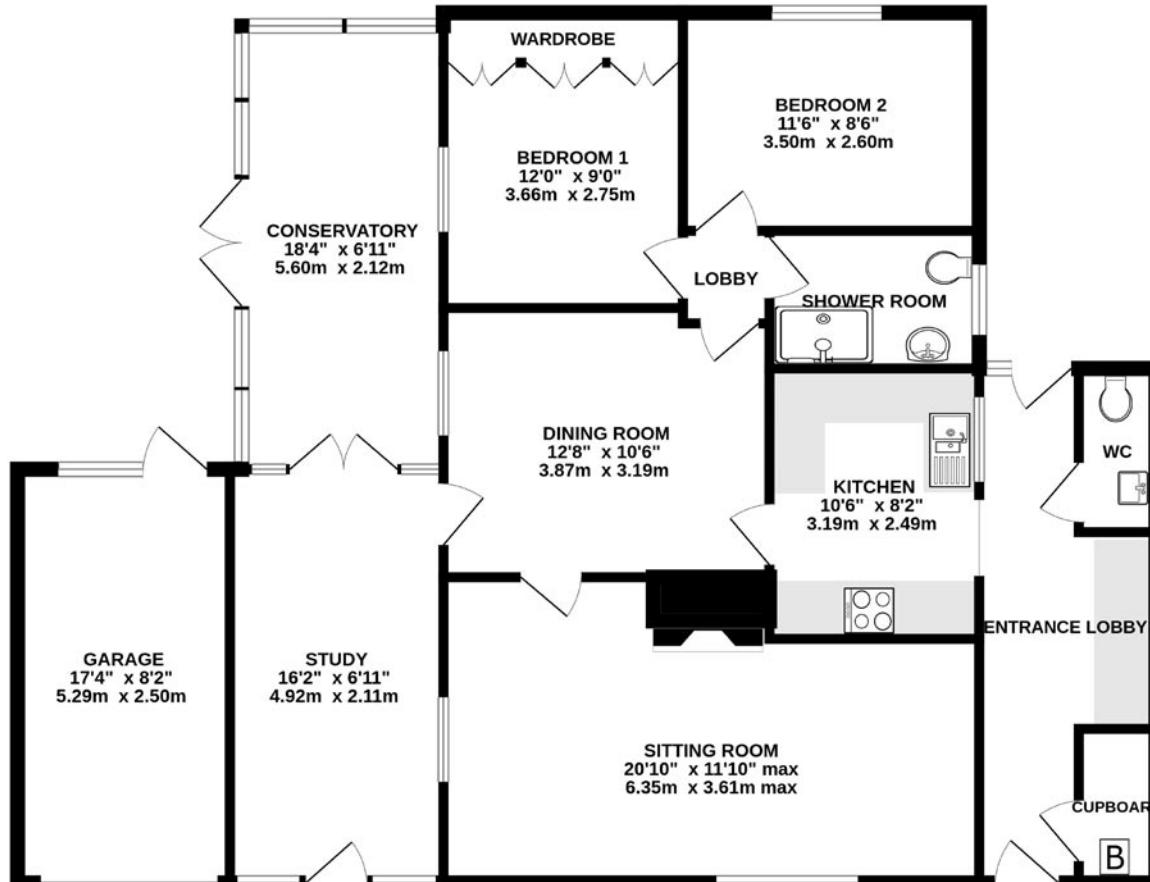
Tenure

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: £295,000



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We do not accept responsibility 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
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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