



Mountbatten Road, Bungay - NR35 1PP

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Mountbatten Road

Bungay

Located within a SOUGHT-AFTER CUL-DE-SAC, this IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME offers over 1000 SQFT OF THOUGHTFULLY ARRANGED ACCOMMODATION (STMS), perfect for modern family living. Step inside to a welcoming ENTRANCE HALLWAY, leading directly into a GENEROUS MAIN SITTING ROOM filled with natural light, ideal for relaxing or entertaining guests. To the rear, discover a CONTEMPORARY KITCHEN/DINER that seamlessly flows into an EXTENDED GARDEN ROOM (creating a versatile space for family meals, homework, or home working), all overlooking the beautiful garden beyond. Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS and a MODERN FAMILY BATHROOM, providing ample space for every member of the household. The property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING throughout, ensuring year-round comfort. A DRIVEWAY offers convenient OFF-ROAD PARKING, while a SINGLE GARAGE provides additional storage or secure vehicle space (ideal for families with multiple cars or hobbies requiring extra room).



The rear garden is well kept and landscaped providing ample space for a family to enjoy with a good degree of privacy. This home combines PRIVACY, FLEXIBLE LIVING SPACES, and a PRIME LOCATION, making it a superb choice for those seeking comfort and convenience.

Council Tax band: C

Tenure: Freehold

- Detached Family Home
- Over 1000 SQFT Of Accommodation (stms)
- Popular Cul-De-Sac Location
- Generous Main Sitting Room
- Kitchen/Diner To The Rear With Extended Garden Room Beyond
- Three Bedrooms & Family Bathroom
- Private, Tiered Rear Garden
- Driveway Parking & Single Garage

The property is situated on the edge of the quaint market town of Bungay within an elevated position and within an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



SETTING THE SCENE

Approached via the cul-de-sac towards the top end of Mountbatten Road there is hard standing parking to the front with garage beyond with an up an over door. There is a lawned garden to the front with further potential for off road parking if required. The main entrance door can be found to the front partially covered.

THE GRAND TOUR

Entering the home via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor landing. This in turn opens into the main reception room with plenty of natural light as well as a built in understairs cupboard. The kitchen/diner beyond has been re-fitted in recent years offering a contemporary space with a range of wall and base level units as well as rolled edge worktops over. There is space for various appliances as well as integrated electric oven, gas hob and extractor fan as well as space for a dining table and attractive wood flooring. Beyond the kitchen is the garden room creating extra space for play or work with doors out to the garden beyond. Heading up to the first floor landing there is built in storage as well as loft hatch access. Three ample bedrooms can be found, two of which have fitted storage. There are two doubles and one single providing enough space for a growing family. There is also a family bathroom with bath and rainfall shower over, w/c and hand wash basin.

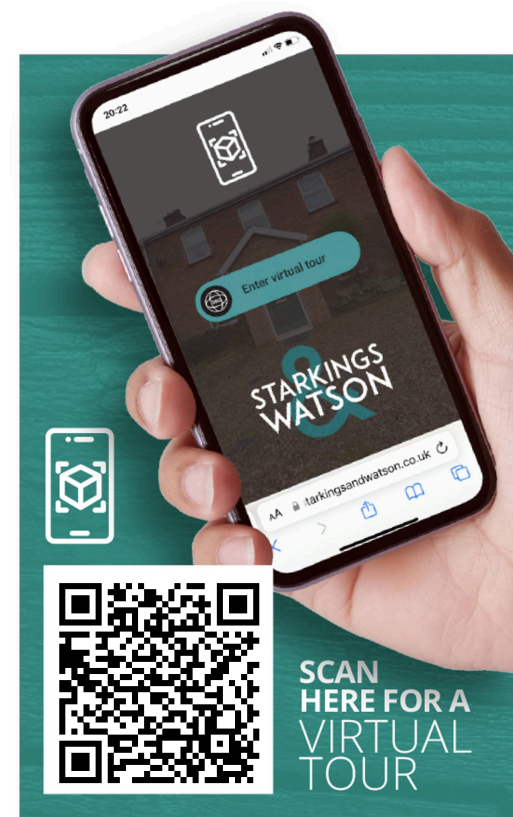
FIND US

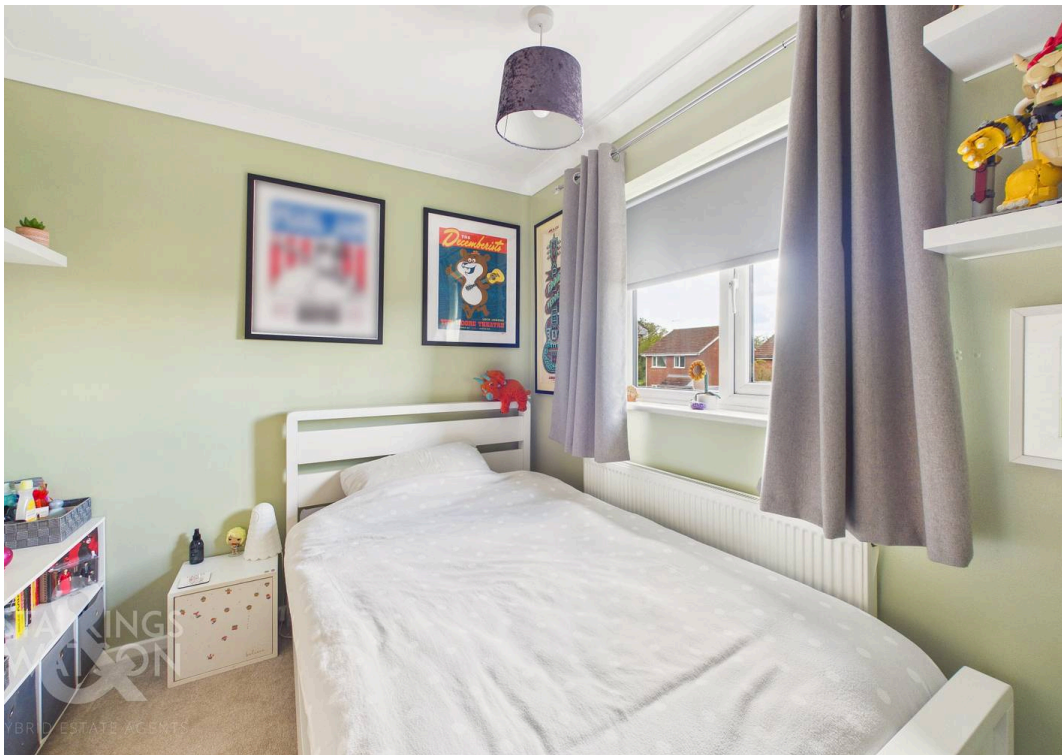
Postcode : NR35 1PP

What3Words : ///career.angle.handrail

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





THE GREAT OUTDOORS

The rear garden has been landscaped fully and is set over two levels with a lower patio level ideal for outside dining with sleeper borders and steps up to the lawned section. There is a patio beyond providing a further space for outside dining. The garden offers a sunny and relatively private space with timber fencing enclosing. There is also access to the garage from the rear garden and gated side access to the frontage on the other side.





Floor 1

Approximate total area⁽¹⁾

1019 ft²
94.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.