



Mountbatten Road
Bungay, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer for sale this well presented detached family home, ideally situated in a quiet cul-de-sac on a popular housing estate. This home features three generous bedrooms, two reception rooms, a modern and attractive kitchen, and well-appointed bathroom. Combined with attractive gardens, off road parking for two cars and a garage, this property is truly a must-see for anyone seeking a family home in a desirable location.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Single Bedroom
- Modern Bathroom
- Attractive Gardens
- Garage & Off Road Parking



Property

On entering this attractive family home through the front door, you are greeted by a spacious hallway, with a door leading to the sitting room and stairs ascending to the first floor landing. The sitting room immediately impresses with its bright and airy atmosphere, thanks to a large window at the front that floods the room with natural light. From here, a door leads into the dining room, which features French doors opening directly onto the garden. The kitchen, accessible from the dining room, boasts a contemporary design with a range of wall and base units complemented by contrasting wood-effect work surfaces. It includes designated space for a cooker beneath an extractor fan, an inset ceramic sink positioned below a window overlooking the garden, and under-counter spaces for a washing machine and fridge. In the hall, the stairs lead to the first floor landing. Straight ahead, you will find the bathroom, which has been finished to the same high standard found throughout the home. This modern suite offers a bath with a shower over and a folding screen, a low-level WC, a ceramic sink set within a vanity unit, and a heated towel rail. To the rear of the house, there is a second double bedroom overlooking the rear garden. To the front of the property, you will find the impressive master bedroom and a good-sized single room, both with views of the front aspect.







Outside

The front of the house features an attractive lawned garden, complemented by a rockery with small shrubs and seasonal flowers. A small flower bed with a planter sits under the front window of the property. A path leads to the front door, and a gate provides access to the rear garden. To the side of the property, an extensive driveway with parking for two cars leads to a detached garage, which includes an up-and-over door, power, and lighting. The two-tiered rear garden is well-proportioned and fully enclosed by timber fencing, mature trees, and bushes. French doors from the dining room open onto a pathway that leads around the house. From this area, steps ascend to a patio, which is ideal for outdoor dining and entertaining. Further steps ascend to a private lawn area bordered with established trees, plants and shrubs ensuring privacy. There is a wooden garden shed equipped with a workbench, as well as an additional shed located at the side of the house, both with power and lighting, providing excellent space for storage or workshop use.

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 distant. 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 and water (Combi boiler 1 year old). Mains water, electricity and drainage.

Energy Rating: C

Local Authority:

East Suffolk District Council

Tax Band: C

Postcode: NR35 1PN

What3Words: ///bill.recliner.prance

Tenure

Vacant possession of the freehold will be given upon completion.

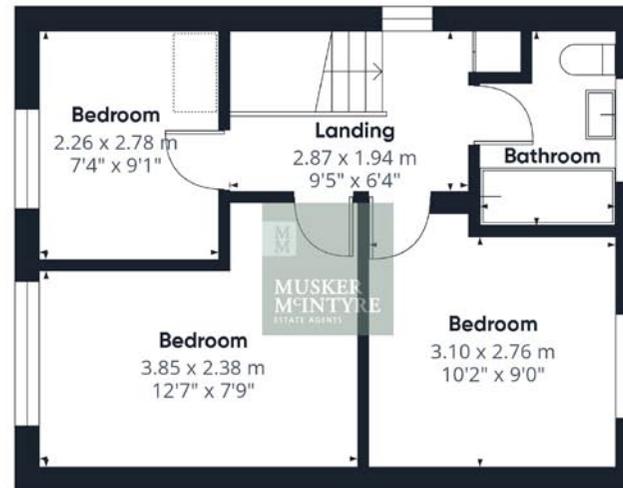
Agents' Note

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: £285,000



Floor 0 Building 1



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Approximate total area⁽¹⁾

68.6 m²
738 ft²

(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

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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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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