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*Mountbatten Road,
Bungay, Suffolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS



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

A superb family home situated on this popular housing estate within easy reach of the town's amenities. The property boasts three generous bedrooms, spacious kitchen/diner along with a large sitting room. This coupled with attractive, generous gardens, off road parking and a garage make this property a must view. The property is offered with no onward chain.

The Property comprises briefly:

Entrance Porch

Entrance Hall

Sitting Room

Kitchen Dining Room

Two Generous Double Bedrooms

Large Single Bedroom

Modern Bathroom

Generous Gardens

Garage & Parking



The 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 room whilst our stairs rise to the first floor landing. Stepping into the sitting 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 step into the generous kitchen dining room. Ample space is made for our dining table from where we look through the French doors onto the garden. In the kitchen a range of wall and base units provide excellent storage and working space. A fitted oven and gas hob feature whilst space is made for our kitchen appliances. The gas combination boiler is wall mounted. 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 whilst to the front of the property our impressive master bedroom looks onto the front aspect. Completing the accommodation we find our bathroom which is fitted with a modern white suite comprising a bath, wash basin and w/c.



Outside

To the front of the house an attractive garden is framed with established shrubs and trees, the front is laid to lawn with a path that leads to the front door and continues to provide side access to the rear garden. A parking space is set directly to the front of the property whilst a second parking space is set to the front of the en-block garage at the end of the terrace. At the rear the generous garden enjoys a southerly aspect which fills the garden with light throughout the day. A large patio leads from the French doors in the dining area. The main of the garden is laid to lawn and enclosed by timber fences which are again framed with established hedging and shrubs.

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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

EPC Rating: TBA

Local Authority

East Suffolk Council

Tax Band: C

Postcode: NR35 1PP

Agents Note

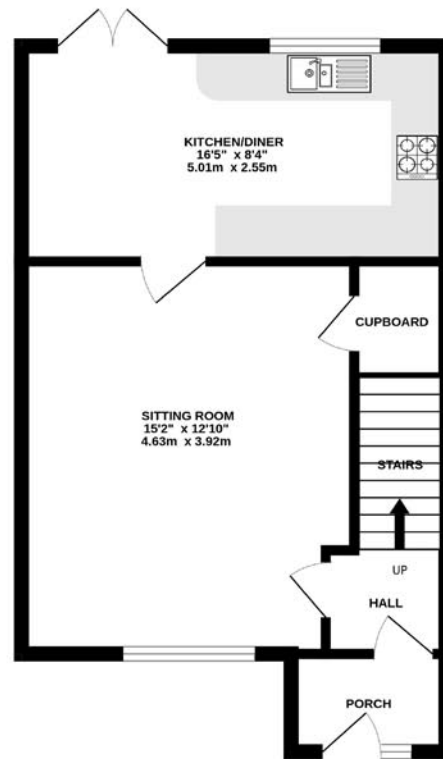
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

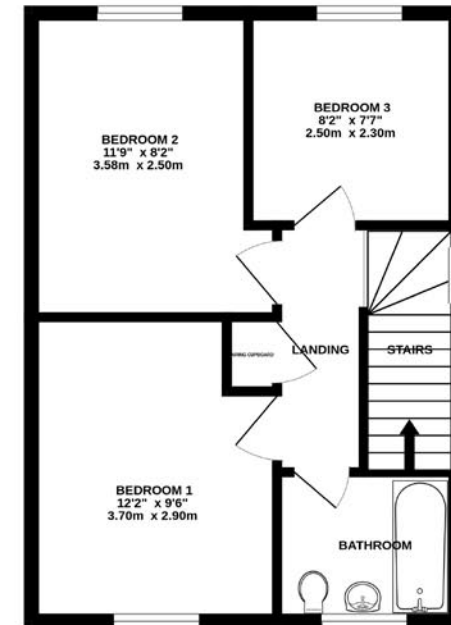
Vacant possession of the freehold will be given on completion.

Guide Price: £235,000

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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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

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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