

MM



*Mayfair Road,
Bungay, Suffolk*

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ESTATE AGENTS

We are pleased to offer this spacious, CHAIN FREE detached bungalow located at the end of a quiet cul-de-sac in the heart of Bungay. Recently updated and modernised, this beautiful home features three good-sized bedrooms, a 20' sitting/dining room, a fully fitted kitchen, a fourth single bedroom or study, and a family bathroom. Outside, the property offers off-road parking and a well-maintained, private rear garden. Viewing is advised to fully appreciate the space and standard on offer.

Accommodation comprises briefly:

- Hallway
- Sitting/Dining Room
- Kitchen
- Three Double Rooms
- Fourth Single Bedroom/Study
- Bathroom
- Front & Rear Gardens
- Off Road Parking



Property

Entering the bungalow through the front door, you are welcomed by a large, bright entrance hall featuring attractive herringbone-style flooring and ample storage space. This area leads to a second hallway that provides access to all other rooms. Additionally, double-glazed French doors open directly onto the garden. To the right, you will find a double bedroom featuring an appealing front-facing bay window that allows natural light to fill the room. This bedroom also includes integrated storage. From the inner hallway, the 20' sitting/dining room features a bay window overlooking the front aspect, and offers ample space for both living furniture and a dining set. Adjacent to this is the kitchen. This superb, modern fitted room retains the original pantry store cupboard and provides ample wall and base units with contrasting worktops comprising a stainless steel sink with drainer, an oven, an inset glass electric hob with extractor over, and a fridge. To the rear of the property, there are two further double bedrooms that have been recently redecorated; one overlooks the rear garden, while the other overlooks the side garden. There is also a versatile fourth single bedroom that could serve as an office. Completing the accommodation is a superb family bathroom featuring a freestanding roll-top bath, "Jack and Jill" wash basins in a vanity unit, a WC, and a heated towel rail.







Outside

The property is set back from the road and features a well manicured front garden, mainly laid to lawn with well-established shrubs and a brick-weave pathway leading to the front porch. A wrought iron gate gives access to the rear garden and a driveway provides off-road parking. The well-maintained rear garden is fully enclosed, with trees lining the rear border to offer privacy. It is mainly laid to lawn and bordered by established shrubs and trees, with a wooden storage shed in situ. Additionally, a two-tier flagstone patio is set above the lawn, providing an ideal space for outdoor entertaining.

Location

The property is located in the heart of Bungay, which provides a comprehensive range of amenities, including shops, schools, restaurants, and antique stores. Local attractions also include The Fisher Theatre (which now shows films) and leisure facilities such as an indoor swimming pool and a golf club. The Cathedral City of Norwich is approximately a 30-minute drive to the north, offering a mainline rail link to London Liverpool Street in under two hours. Additionally, the unspoilt Suffolk heritage coastline, featuring the popular beaches of Southwold and Walberswick, is within easy reach.

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 electricity, water and drainage.

Energy Rating: D

Local Authority:

East Suffolk District Council

Tax Band: C

Postcode: NR35 1SA

What3Words: //hometown.honestly.warned

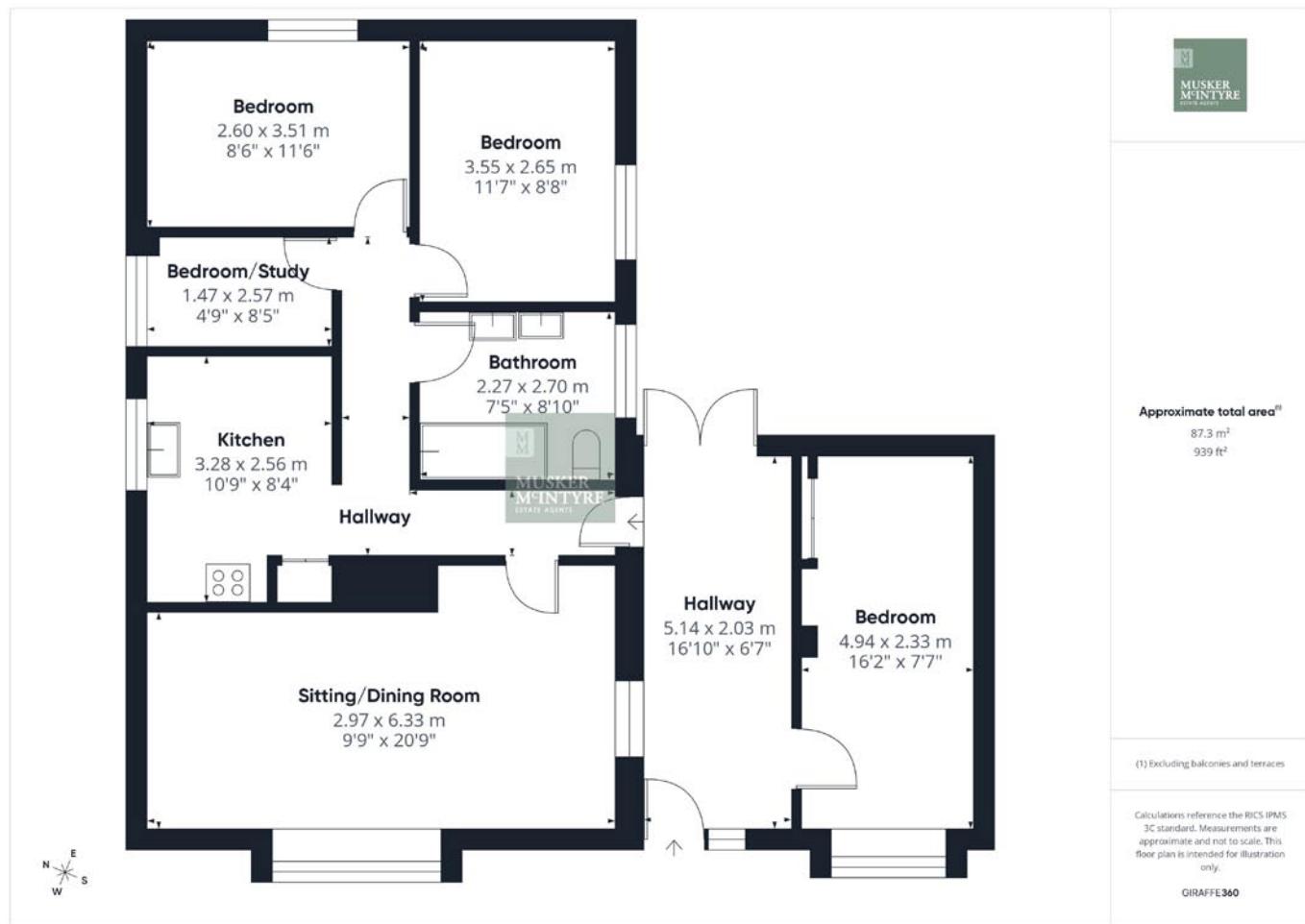
Tenure

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: £290,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
Halesworth 01986 888205
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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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