



Mountbatten Road, Bungay - NR35 1PP

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Mountbatten Road

Bungay, Bungay

This beautifully renovated and improved THREE BEDROOM DETACHED BUNGALOW offers stylish and comfortable living in a PEACEFUL RESIDENTIAL setting. The property has been thoughtfully updated throughout, with newly installed CENTRAL HEATING, new windows and a complete re-wire with new electrics, ensuring a modern and energy-efficient home. The BRIGHT DUAL ASPECT sitting room features a contemporary WOODBURNER, creating a welcoming space for relaxing and entertaining. The spacious kitchen and dining area is fitted with integrated appliances and sleek cabinetry, offering ample room for cooking and dining with family or friends. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living. There are three ample bedrooms, including a principal bedroom with EN-SUITE shower room, and a modern family bathroom adjacent, both finished to a high standard with attractive tiling. The property also benefits from DRIVEWAY PARKING and a SINGLE GARAGE (ideal for secure storage or a workshop).



The bungalow is set within generous wrap around gardens to all sides, providing an exceptional outdoor environment for both relaxation and recreation. The well-maintained lawns offer privacy and space for all the family to enjoy including options for outdoor dining and entertaining. Both the gardens and the bungalow are thoughtfully designed to make the most of the sun throughout the day with natural sunlight streaming through the property to all sides.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bungalow
- Beautifully Renovated & Improved
- Three Bedrooms, Family Bathroom & Accessible En-Suite Shower Room
- Bright Dual Aspect Sitting Room With Woodburner
- Stylish Integrated Kitchen/Dining Room With Doors Onto Garden
- Wrap Around Gardens To All Sides
- New Plumbing & Heating, New Windows & Electrical Re-Wire
- 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 of Mountbatten Road, the bungalow can be found in an elevated position with fencing enclosing the plot entirely. Parking can be found past the bungalow on the driveway which is suitable for two vehicles which in turn leads to the single garage. There is a gate from the driveway into the garden. The main entrance is found from the pavement via a secure gate with a pathway to the main front door.

THE GRAND TOUR

Entering the property via the main entrance door to the front there is a welcoming hallway with space for coats and shoes. The first two rooms to the left off the hallway are two single bedrooms adjacent to another both overlooking the rear/side garden and benefitting from the morning sun. The main double bedroom can be found next also overlooking the same section of garden with two windows. The main bedroom also offers an en-suite wet room style shower room with feature tiling, w/c, hand wash basin and rainfall shower. The family bathroom is found adjacent and off the hallway with the same tiling as the en-suite as well as w/c, hand wash basin and bath with shower over. The kitchen/dining room is a bright and welcoming space with double doors onto the front/side garden. The kitchen has been well fitted with a range of contrasting wall and base level units and wood worktops over. You will find integrated appliances including an electric oven, gas hob and extractor fan, fridge/freezer and washing machine. There is also plenty of space for a dining table.

The final room is the separate sitting room, a stunning, bright and spacious room with a dual aspect offering plenty of space for soft furnishings. The sitting room is finished with a woodburner and tiled hearth.

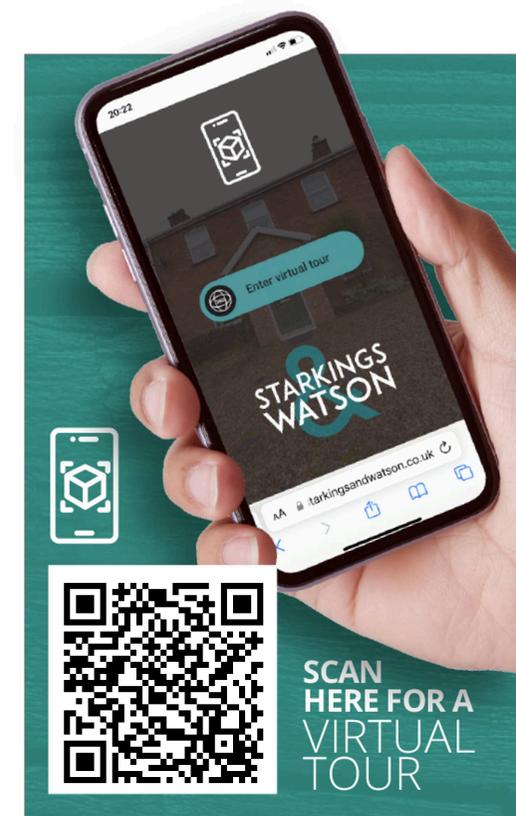
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VIRTUAL TOUR

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



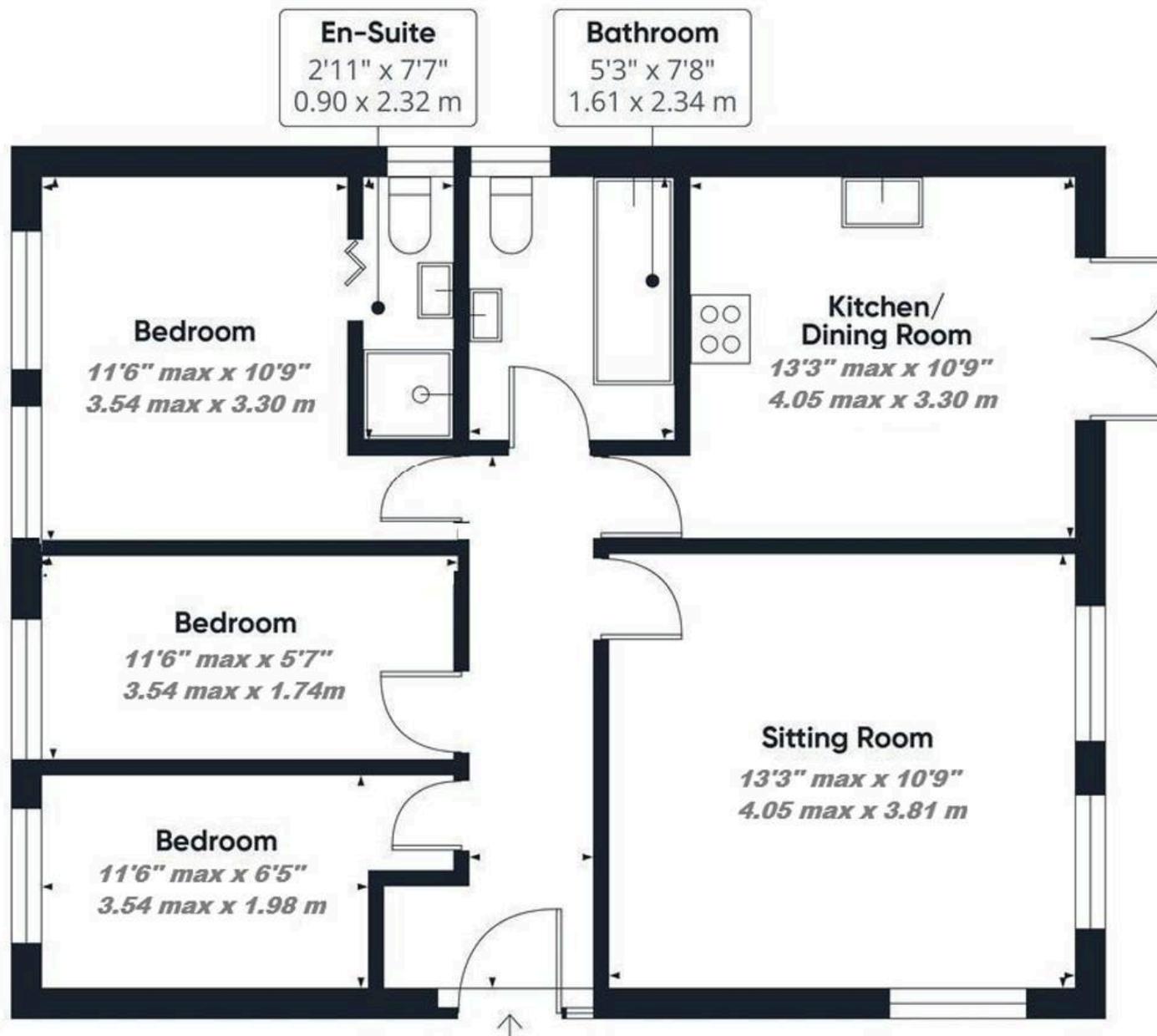




THE GREAT OUTDOORS

The gardens are generous and can be found to all sides of the bungalow. The garden is fully enclosed with newly installed timber fencing to all sides as well as gated access to the front and the side. The gardens are mostly laid to lawn with potential to add further planting if desired. To one end of the garden is a raised terrace laid to shingle providing the perfect raised area for outside dining and entertaining.





Approximate total area⁽¹⁾

700 ft²
64.2 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.





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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.