

Tenure: Freehold

Council Tax Band: C

EPC Rating: C73

Local Authority: East Suffolk Council



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. Made with Metropix ©2020

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£230,000
Asking Price



Mountbatten Road

Bungay, NR35 1PP

- Ideal family home in sought after Bungay
- Modern kitchen/diner/family room extension
- Off road parking with brick built garage
- Three separate bedrooms
- Cast iron wood burner

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**PAUL
HUBBARD**



Description:

PORCH

5' 10" x 3' 11" (1.8m x 1.2m)

UPVC double glazed door opening to front aspect, tile flooring and door opening to entrance hall.

ENTRANCE HALL

Tile flooring, stairs leading to first floor landing and door opening to lounge.

LOUNGE

15' 5" x 12' 9" (4.7m x 3.9m)

UPVC double glazed window to front aspect, carpet flooring, doors opening to under stair storage cupboard and into kitchen.

KITCHEN

16' 4" x 8' 6" (5.0m x 2.6m)

UPVC double glazed window to rear aspect, opening into dining/family room, tile flooring, units above and below work surfaces, inset butler sink and integrated wine chiller. Double gas oven with 5 ring gas hob and extractor fan. Spaces for fridge freezer, washing machine, tumble dryer and feature breakfast bar counter worktop.

DINING/FAMILY ROOM

15' 1" x 9' 10" (4.6m x 3.0m)

2 x UPVC double glazed windows to rear and side aspects, UPVC double glazed French doors opening to side, wood flooring, cast iron wood burner and timber Velux window.

STAIRS LEADING TO FIRST FLOOR LANDING

UPVC double glazed window to side aspect, carpet flooring, doors opening to bathroom and bedrooms 1-3.

BATHROOM

6' 6" x 5' 6" (2.0m x 1.7m)

UPVC double glazed window to rear aspect, tile flooring, toilet, vanity sink, panelled bath with mains fed shower above and heated towel rail.

BEDROOM 1

10' 5" x 9' 6" (3.2m x 2.9m)

UPVC double glazed window to front aspect, carpet flooring and doors opening to fitted wardrobes.

BEDROOM 2

12' 1" x 9' 6" (3.7m x 2.9m)

UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 3

8' 2" x 7' 6" (2.5m x 2.3m)

UPVC double glazed window to rear aspect and carpet flooring.

OUTSIDE

To the front of the property is a paved driveway leading up to a detached brick built garage. A laid lawn sits within a feature flower border and paved walkway leads to front door.

To the rear is a paved seating area overlooking a shingle garden with water feature rockery and Koi carp pond. A laid lawn garden stretches to a raised decking seating area where doors open to a feature timber summer house. Door opens to timber storage shed and gated access opens to front driveway and garage.

FINANCIAL SERVICES

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

