



39 Mountbatten Road, Bungay

Bungay



Minors & Brady

# 39 Mountbatten Road

## Bungay

A well-positioned home offering space, comfort and the opportunity to shape it to your taste, this extended semi-detached property provides an appealing balance of modern touches and everyday practicality. The bright living room sets a welcoming tone, while the generous open-plan kitchen/dining room forms a natural hub for daily life, enhanced by quality cabinetry, solid worksurfaces, a vaulted ceiling and French doors that draw the garden into the home. Upstairs, three well-proportioned bedrooms and a modern bathroom create a comfortable setting for families or first-time buyers. The private rear garden, driveway parking and garage further strengthen its appeal, offering outdoor space and useful storage in a convenient Bungay location.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.





M&B

# 39 Mountbatten Road

## Bungay

- Extended semi-detached residence positioned down a residential road in the Suffolk market town of Bungay
- Suitable choice for first-time buyers or families looking for a well-presented home that you can easily make your own
- Spacious, light-filled living room with a stylish feature wall and a front-facing window, inviting relaxation
- The core of the home lies within the open-plan kitchen/dining room, creating an effortless flow for everyday living and hosting
- Kitchen is equipped with quality cabinetry, solid worksurfaces, a range style oven, a Butler sink, integrated fridge/freezer and plumbing for a washing machine
- Extended dining room showcasing a vaulted ceiling, a contemporary wood burner and French doors that open out to the garden
- Three bedrooms offering comfort and privacy, one with built-in wardrobes
- A generous-sized, private garden featuring a patio for outdoor seating, partly laid to lawn and artificial lawn, with shrubbery around the borders
- A driveway providing off-road parking and a garage for storage use
- Easy access to a wide range of amenities within the town, including shops, schools and transport links



# 39 Mountbatten Road

Bungay

**Bungay**

Mountbatten Road sits within a well-established residential area on the western side of Bungay, giving a straightforward connection to the town centre, which is around a ten-minute walk depending on the exact position along the road. The setting is suburban and settled, with footpaths leading easily towards Bungay's independent shops, cafés and everyday services. For groceries, the closest options are Tesco Express on St John's Road and Co-op Food on Quay Street, with a larger Morrisons in nearby Beccles.

Families have several schools within reach, including Bungay Primary School and Bungay High School. Transport links are practical for a market town: regular bus services run towards Beccles, Halesworth and Norwich, and drivers have simple access to the A143 for wider routes across Suffolk and Norfolk. It's a convenient spot for anyone wanting everyday amenities close by, with the River Waveney, local green spaces and the wider countryside offering plenty of options for time outdoors.



# 39 Mountbatten Road

## Bungay

Extended semi-detached residence positioned along a residential road in the Suffolk market town of Bungay, offering a well-presented setting for first-time buyers or families seeking a home they can make their own.

A porch entrance leads into a welcoming hallway that sets the tone for the light and comfort found throughout. The spacious living room is bright and inviting, featuring a stylish feature wall and a front-facing window that frames the room beautifully.

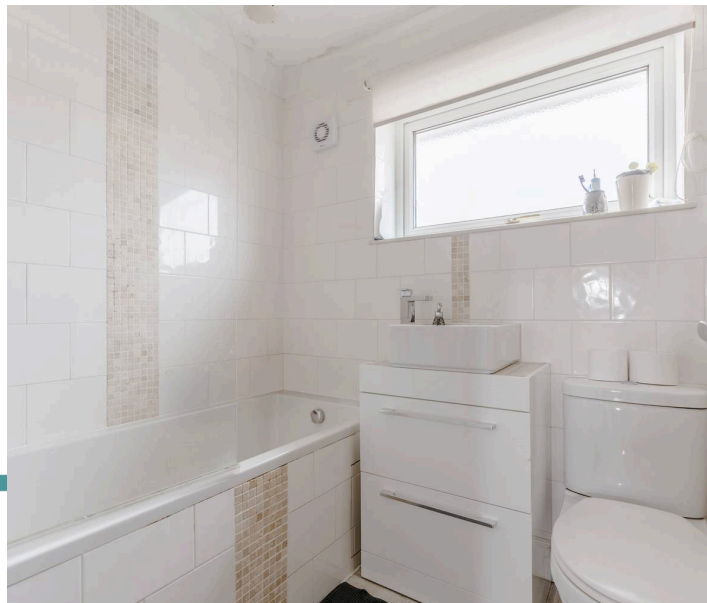
At the heart of the property lies the open-plan kitchen/dining room, designed to support everyday living as well as relaxed hosting. The kitchen is fitted with quality cabinetry, solid worksurfaces, a range-style oven, a Butler sink, an integrated fridge/freezer and plumbing for a washing machine. The extended dining area introduces a sense of volume with its vaulted ceiling, complemented by a contemporary wood burner and French doors opening directly onto the garden.

Upstairs, three bedrooms provide comfort and privacy, with one benefitting from built-in wardrobes. The family bathroom is finished with a modern three-piece suite, offering a practical and stylish space.

The generous rear garden is a standout feature, offering a private outdoor retreat with a patio for seating, areas of lawn and artificial lawn, and established shrubbery along the borders. To the front, a driveway provides off-road parking, accompanied by a garage ideal for storage.

A well-located and well-proportioned home that brings together comfort, practicality and the opportunity to personalise to suit your lifestyle.

M&B



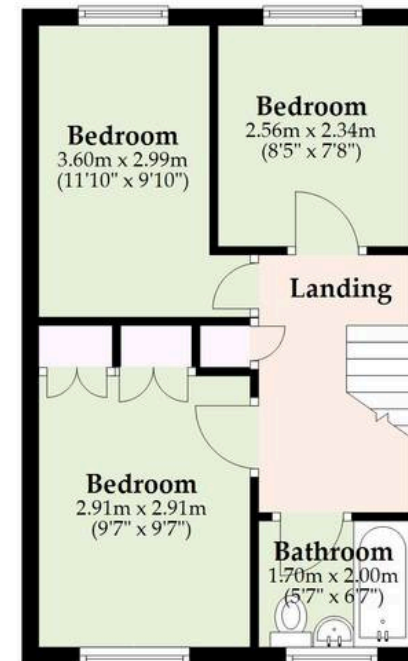
## Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 100.8 sq. metres (1085.3 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



Meet *Macey*  
Branch Manager



Meet *Bradley*  
Senior Property Lister



Meet *Ollee*  
Senior Property Consultant

Minors & Brady  
*Your home, our market*

 [oultonbroad@minorsandbrady.co.uk](mailto:oultonbroad@minorsandbrady.co.uk)

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

CAISTER-ON-SEA | DEREHAM | DISS | LETTINGS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)