



Old Yarmouth Road,
Ellingham (west), Bungay



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ESTATE AGENTS

Beccles - 3.4 miles
Bungay - 5.3 miles
Norwich - 17.5 miles
Southwold - 18.3 miles

A deceptively spacious detached bungalow situated on a private road in the much desired village of Ellingham (west). The property offers generous accommodation which comprises three ground floor double bedrooms whilst bedroom four is set alone on the first floor. The living space boasts 17.ft sitting room, dining room and 20.ft kitchen breakfast room along with a separate utility and conservatory. Outside the frontage offers off road parking whilst at the rear the enclosed gardens enjoy a south westerly aspect. Early viewing is strongly recommended.



Property

Entering the property via the front door we are welcomed via the generous entrance hall where the feeling of space that flows throughout the home is instantly apparent. Tiled flooring provides a practical compliment to the space. The accommodation is particularly well appointed with the living space being set separate to the more private bedroom and bathroom areas. To our immediate left we step into the Sitting Room where a feature wall includes the fire place which provides a cosy focal point to this generous room, a window over looks the front aspect whilst a door opens to the Kitchen Breakfast Room. The Kitchen Breakfast Room provides a real 'hub' to the home, at over 20 feet long ample space is made for working, entertaining and family life alike. a vast range of modern wall and base units provide ample storage and house the sink and washing machine while space is made for a range style cooker and fridge freezer. The Utility Room keeps the white goods and washing facilities separate from the Kitchen space and leads out to our rear gardens. Back in the Kitchen an arch way flows open plan to Dining Room which provides a more formal entertaining space and leads out to the generous Conservatory providing an extension to the space when needed or just the perfect spot to enjoy the afternoon sun. From the Dining Room a timber staircase rises to the only first floor room which offers a generous double bedroom space. A dorma window fills this space with natural light and over looks the front aspect whilst a door opens to the eaves storage. Returning to the ground floor and entrance hall we firstly find the Family Wet Room, a modern suite comprises a w/c and hand basin whilst a large shower area is enclosed by a curtain, a wet floor and attractive tiled walls compliment the space. Adjacent is the Master Bedroom, this generous room enjoys windows to two aspects and offers an impressive double bedroom space. To the front of the property we find the second generous Double Bedroom which again enjoys dual aspect windows whilst completing the accommodation is the third of the ground floor Double Bedrooms which over looks the front aspect.







Outside

The front of the property is approached via a private road which leads to the frontage where we find our off road parking and access into the double garage. Access leads to the rear gardens whilst a path leads to the front door. The rear gardens are fully enclosed by timber fencing and enjoy a south westerly aspect. A generous patio area provides an excellent outside entertaining area which opens to the main garden space which are laid to lawn and framed by mature planted shrubs and bushes which provide a delightful yet low maintenance garden. To the rear of the property the conservatory and utility open to an enclosed courtyard style area which enjoys the southerly aspect.

Location

This superb chalet bungalow is located in the west side of the village of Ellingham. The village has a local shop/post office, primary school, playground, church and the well known 'Olive Tree' restaurant. Bungay lies within the popular Waveney Valley and 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 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr54mins) plus an international Airport.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains electricity and water. Oil Fired Central Heating & Private Drainage (treatment plant).

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2PG

Tenure

Vacant possession of the freehold will be given upon completion.

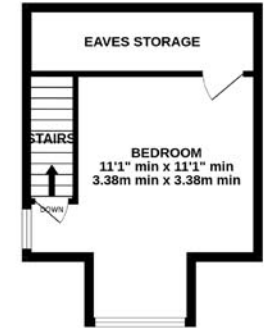
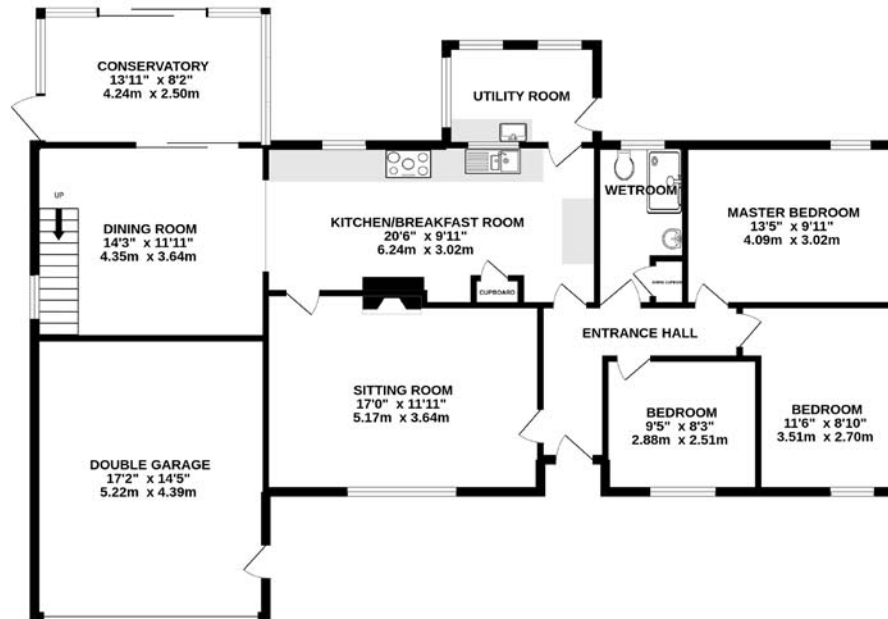
Agents' Note

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: £385,000

GROUND FLOOR
1414 sq.ft. (131.3 sq.m.) approx.

1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 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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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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