

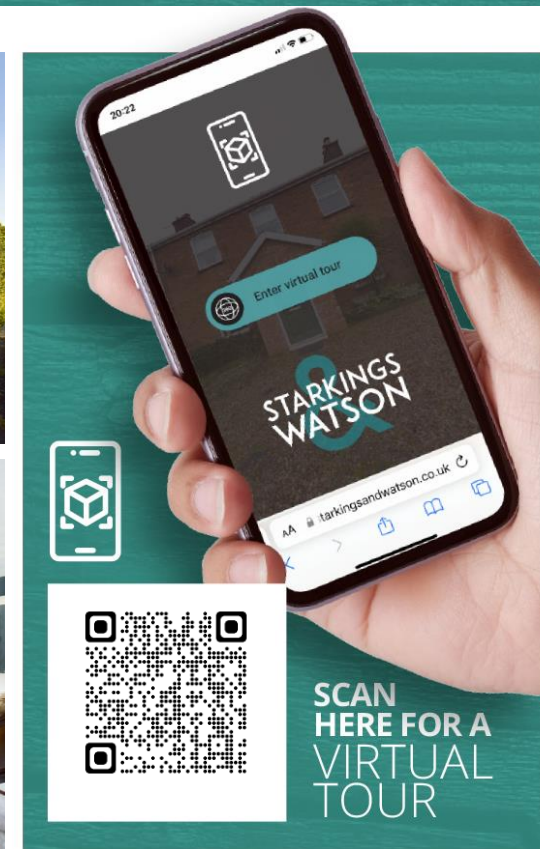
LOCKHART ROAD

Ellingham, Bungay NR35 2HB

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01986 490590

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- Detached Chalet Style Home
- Presented In Excellent Order
- No Chain
- Flexible Accommodation
- Possible Four Bedrooms Over Two Floors
- Impressive Kitchen/Dining & Separate Sitting Room
- Landscaped Rear Gardens On Corner Plot
- Large Outbuilding/Studio & Driveway Parking

IN SUMMARY

NO CHAIN. PRESENTED IN IMMACULATE ORDER this STUNNING FAMILY HOME offers extremely FLEXIBLE ACCOMMODATION extending to approximately 1100 SQFT (stms). Located within a POPULAR CUL-DE-SAC within the village of ELLINGHAM between BUNGAY and BECCLES, this CORNER PLOT home offers a lot more than first meets the eye. On the ground floor you will find a large central hallway, STUDIO/BEDROOM, sitting room, family bathroom, SNUG/BEDROOM and impressive KITCHEN/DINING ROOM. On the first floor there are TWO FURTHER DOUBLE BEDROOMS meaning you have the potential of FOUR BEDROOMS OR FOUR RECEPTION ROOMS depending on how you want to live. It does not stop there though, the stunning gardens are PRIVATE and SECLUDED and BEAUTIFULLY LANDSCAPED with decked areas, patio, sunken hot tub, lawns and a LARGE TIMBER SUMMER HOUSE/STUDIO. To the front there is even ample OFF ROAD PARKING. This property is a real gem and must be viewed!

SETTING THE SCENE

The property can be found behind large mature hedging with a brickweave driveway providing off road parking and a small front lawn. The main entrance door can be found to the side off the driveway.

THE GRAND TOUR

Entering via the main entrance hall you will find wood effect flooring, cloaks storage and the stairs to the first floor. The first room is the studio/bedroom which once was the garage, a useful room currently used as a workroom. The main sitting room is located to the front of the property, a formal room with plenty of space for all the family. The next room is the main family bathroom with shower over bath. You will then find the fourth bedroom or family room/snug overlooking the garden currently used a TV room. The show stopper is the kitchen/dining room to the side and rear, an extended room perfect for parties and family gatherings. The kitchen offers ample cupboard storage with wood effect worktops and space for a range of white goods, this leads into the dining area flooded with light and offering doors leading out onto the terrace. Heading up to the first floor landing you will find two ample bedrooms one of which has built in storage as well as large built in storage off the landing.



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THE GREAT OUTDOORS

From the doors in the dining room you lead straight out onto the rear decking which houses a sunken hot tub. Stepping down to the left you will find a secret lawned garden which is private and tucked away with mature planting and shrubs. The main part of the garden can be found to the other side of the decking and is accessed mainly from the door in the kitchen. This section of garden has been beautifully landscaped and paved providing a stunning entertaining space with further decking area for comfortable seating. There are raised beds, shingled areas, covered seating and a large timber shed as well as double gated access onto the road should you wish to bring a car into the side garden from the roadside. Also within the garden is a fantastic timber summer house or studio. A great room for a number of purposes whether that's over spill bedroom, office, garden room or games room! The summer house is insulated with power and light as well.

OUT AND ABOUT

The village of Ellingham has a local shop/post office, primary school, playground, church and the well known 'Olive Tree' restaurant. The quaint market town of Bungay is within short distance, with 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.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Postcode : NR35 2HB

What3Words : //////////////beeline.apartment.enveloped

VIRTUAL TOUR

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



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1271.77 ft²
118.15 m²

Reduced headroom

5.64 ft²
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

HYBRID ESTATE AGENTS

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