



*Lockhart Road,  
Ellingham, Suffolk*



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ESTATE AGENTS

An excellently situated, Detached Bungalow located at the head of a cul-de-sac in the popular village of Ellingham. The property has been enjoyed by the current vendors for over three decades and benefits from having been extended and improved in this time to provide a spacious and versatile family home, boasting three bedrooms, 20.ft sitting room, modern kitchen and bathrooms, utility and superb family/dining room which flows from the kitchen and opens to the delightful south westerly facing rear garden.

**Accommodation comprises briefly:**

- Entrance Hall • 20.ft Sitting Room
- Kitchen • Utility Room
- Family/Dining Room
- Master Bedroom with En-Suite
- Second Double Bedroom
- Bedroom Three • Family Bathroom
- Garage & Off Road Parking
- South Westerly Facing Rear Garden



**Property**

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and light that flow through the home is instantly apparent. Doors open to the main accommodation and the hallway opens to a central lobby area where we find a large storage cupboard. Set to the front of the property we find the sitting room, this generous space is filled with natural light from the full height window looking onto the front garden. At over 20.ft the room is perfect for family life and entertaining alike whilst a wood burner brings a cosy focal point to the space for those winter evenings. On the opposite side of the hall we find the first of the three bedrooms. The master bedroom is a superb double room which enjoys a modern en-suite shower room and fitted wardrobes. Adjacent we find the family bathroom which offers a white suite comprising of a bath with shower above, wash basin and w/c. This bathroom serves the two further bedrooms both of which offer space for a double bed and enjoy a view of the rear gardens. At the head of the hall a door opens to the kitchen which in-turn flows seamlessly to the family/dining room. Again designed with family living and entertaining in mind these two spaces offer ample space to work, entertain and play. The kitchen is filled with light from two roof windows whilst a fitted contemporary range of 'shaker' style units are set against contrasting work tops and tiled flooring. A fitted oven, hob and extractor feature along with an integral dishwasher and fridge. The tiled flooring continues to both the dining space and utility room adding to the feeling of space. In the family/dining room French doors open to the patio whilst ample space is made for a table and chairs along with soft seating. In the utility room we find our space and provision for our laundry appliances along with further units for storage. A door from here also opens to the garden.



## Outside

The front of the property is approached via the generous driveway which leads to the attached single garage and offers ample off road parking. A path leads to the front door and continues to the side of the property providing gated access to the rear. The remainder of the frontage is laid to lawn and framed with attractive shrubs and hedging. At the rear the garden enjoys a south westerly aspect filling the space with afternoon and evening sun. Timber fencing encloses the garden which is predominately laid to lawn framed with low lying flower beds. A large area of patio leads from both the family/dining room and the utility offering the perfect spot for summer entertaining or just enjoying the sun. A covered storage area is set behind the garage and a delightful summer house is in situ at the foot of the space.

## Location

The property is located at the head of the cul-de-sac that forms Lockhart Road in the popular South Norfolk Village of Ellingham. The village has a local shop/newsagents, primary school, playground, church and the well know 'Olive Tree' restaurant. The market Town's of Beccles and Bungay are a short distance away and offer a good range of all the necessary amenities and shops, schools, antique shops, restaurants, and leisure facilities including indoor & outdoor swimming pools 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). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx 16 miles away.

## 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, Water & Drainage. Oil fired central heating.

Energy Rating: TBC

## Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2HB

## Tenure

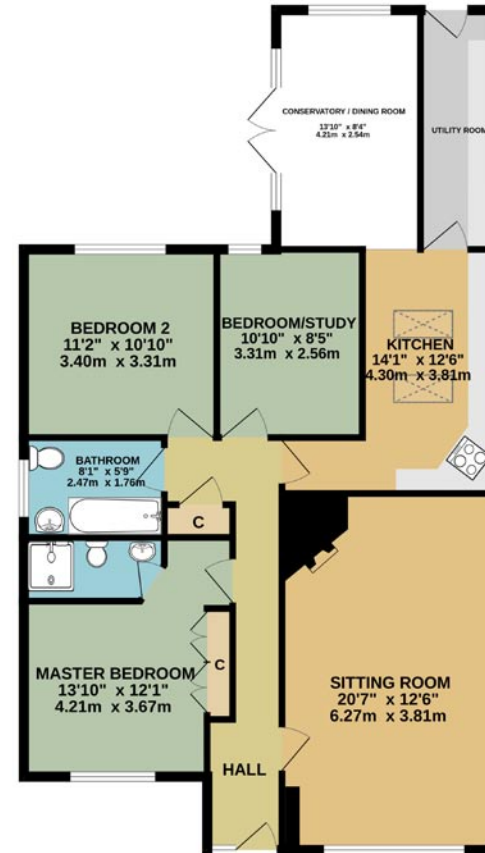
Vacant possession of the freehold will be given upon completion.

## 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: £365,000**

GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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To arrange a viewing, please call 01986 888160

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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.



BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)