



*Mill Road,*  
Ellingham, Bungay.



**MUSKIER  
MCINTYRE**  
ESTATE AGENTS

Bungay - 3.2 miles  
Beccles - 5.5 miles  
Norwich - 15.3 miles  
Southwold and the Coast - 18.3 miles

Enjoyed by the current vendor for over two decades we are delighted to bring to market this deceptively spacious, three double bedroom, detached bungalow situated in the popular South Norfolk Village of Ellingham. The property has been superbly cared for and boasts some recent updating including the boiler, insulation and consumer unit. Internally the well planned accommodation provides generous open living spaces, modern kitchen and shower room, second w/c and three double bedrooms. Outside exceptional parking an oversized garage and generous enclosed rear gardens complement the bungalow.



### Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and light we find throughout is instantly apparent. To our left doors open to the living areas at the rear whilst to the right we step to the front of the property and find the shower room, cloakroom and bedrooms. The shower room sets the standard found throughout, with a modern white suite offering a double width quadrant shower with the sink and w/c set in an attractive vanity unit. Next door we find the second w/c, essential for a busy family household. From here the hall opens to the three double bedrooms. The larger two are set to the front of the bungalow and enjoy fitted wardrobes whilst the slightly smaller is set to the side and offers a very comfortable double room. Stepping the rear of the property we firstly find the kitchen. This generous room is fitted with an attractive and extensive range of wall and base units, set against contrasting work surfaces and tiled flooring. A fitted double oven, hob and extractor feature whilst an integrated fridge, dishwasher and washing machine complete the appliances. The sink is set below a window looking to the side aspect and we find a classic, useful serving hatch between here and the adjacent dining room. Back in the hall we pass the airing cupboard before entering the dining room. Here the space comes into its own with the dining room flowing open-plan to the generous sitting room. At over 21.ft the sitting room offers the perfect space for family life and entertaining alike. A feature fire offers a cosy focal point to the room whilst a large window enjoys a view of the gardens. Completing the accommodation is the conservatory which further extends the space and offers the perfect spot to enjoy the garden all year round.







### **Garden & Grounds**

From Mill Road we pass the low boundary wall that frames the frontage of the plot and arrive on the exceptional frontage of this attractive bungalow. An area of lawn is framed with attractive planted beds that fill the space with colour whilst the gravel driveway provides a superb parking area and continues to the side of the bungalow providing further parking and access to the over-sized single garage. The front door is set to the side of the bungalow and gated access opens to the rear. At the rear the feeling of space continues, the garden provides a vast area of lawn enclosed with timber fencing whilst a range of established trees and shrubs soften the boundary. From the conservatory we step out onto a large patio which offers the perfect spot for summer entertaining or simply making the most of the afternoon and evening sun.

### **Location**

The bungalow is located in the sought after rural village of Ellingham. The village has a local shop/newsagents, primary school, playground, church, the well known 'Olive Tree' restaurant and a range of stunning river and green lane walks providing a variety of recreational pursuits. 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). 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.  
Mains Water. Mains Drainage.  
Oil Fired Heating & Hot Water System.  
Energy Rating: TBA

### Local Authority:

South Norfolk Council  
Tax Band: C  
Postcode: NR35 2PY

### Tenure

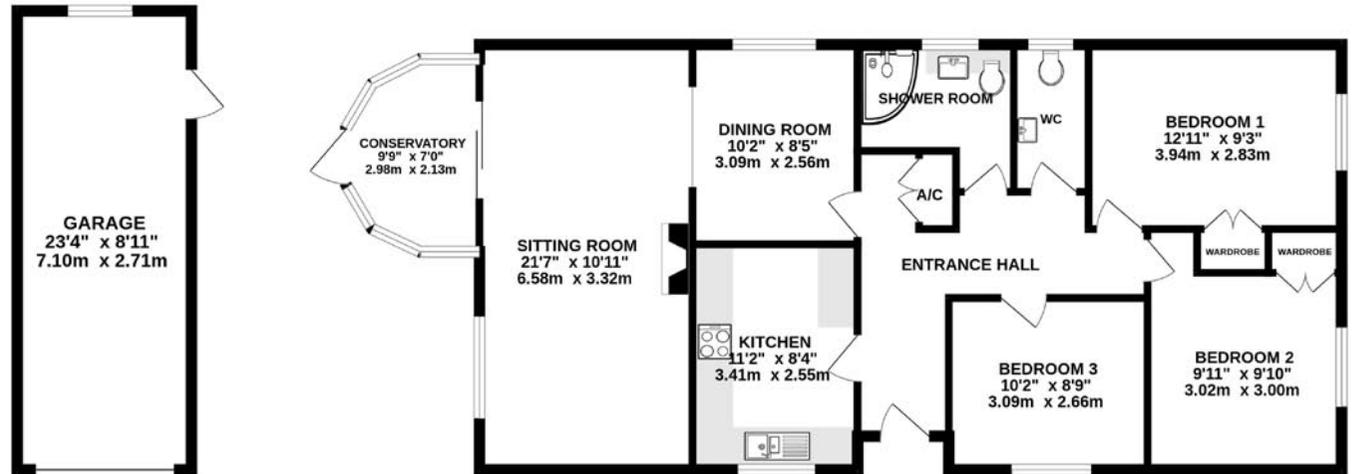
Vacant possession of the freehold will be given upon completion.

### 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.

**Overs Offer: £375,000**

## GROUND FLOOR 1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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.

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