



Lockhart Road,
Ellingham.



Beccles - 3.4 miles
Bungay - 5.3 miles
Norwich - 17.5 miles
Southwold & The Coast -18.3 miles

A superb opportunity to purchase this stunning four bedroom, detached Bungalow situated in the popular South Norfolk Village of Ellingham. The property has recently undergone a superb extension and refurbishment by the current owners and now offers a stunning open plan living, kitchen, dining experience that opens on to the rear, west facing gardens. The re-configured original bungalow now provides versatility with the remaining spaces currently serving our vendors as four bedrooms, stunning bathroom and separate w/c. Outside the frontage offers ample parking which leads to the garage whilst at the rear the delightful west facing garden offers various seating areas and range of planted beds framing the lawn.



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 throughout this deceptive home is instantly apparent. Doors open to all of the rooms whilst the glazed door into the recent extension grabs a glimpse of the stunning space we find at the rear. Set to the left of the entrance hall we find our first two impressive double bedrooms. The larger looking onto the front aspect whilst the bedroom at the rear provides a delightful, versatile space that enjoys patio doors opening to a private outside seating area. Stepping across the hallway we find bedroom four a generous single/small double room whilst at the foot of the hall the master bedroom offers a superb space which enjoys a view onto the front gardens. Back in the hall we find the family bathroom and separate w/c. Here the standard of finish really starts to show itself with superb attention to detail and design. In the main bathroom an oversized bath enjoys a shower above whilst a modern wash basin and w/c complete the fitting and contrast against the stunning olive tiled splash backs. In the separate w/c contemporary decor complements the modern white fittings.

Stepping to the rear of the bungalow we push open the glazed door into the stunning family kitchen, dining and living space. This absolute 'wow factor' room has been designed around family living and entertaining and offers a seamless link bringing together these three still very defined spaces. The dining area flows into the kitchen space where a wall of modern units offers a mass of storage and incorporates a full range of appliances. On the central island an induction hob and most impressive rising extractor feature whilst above a large lantern roof window fills the space with light. From here we flow into the generous living area where a large sliding door opens to the timber deck terrace allowing the outside to flow in throughout the summer months.







Outside

Approaching the property from Lockhart Road we are welcomed onto the extensive block paved driveway that leads to both the garage at the side of the bungalow and to the front door. A further area of gravel provides space for additional parking if needed whilst offering an attractive hard-landscaped finish to the frontage. Established shrubs bring colour to the space and to the side we find gated access to the rear. At the rear the garden is of delightful proportions providing ample space whilst not being a challenge to care for. From the impressive living space a double size sliding door leads us on to a contemporary styled timber deck terrace which provides the perfect spot to enjoy the afternoon and evening sun. A further seating area leads from the patio doors in the third double bedroom. From here we also find the rear access to the garage. The garden itself is laid to lawn and framed with a variety of planted beds that bring scent and colour to the space. At the foot of the garden a covered bench grabs the morning sun and enjoys a view back toward the property.

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.
Mains Water. Mains Drainage.
Oil Central Heating & Hot Water System.
Energy Rating: D

Local Authority:

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

Tenure

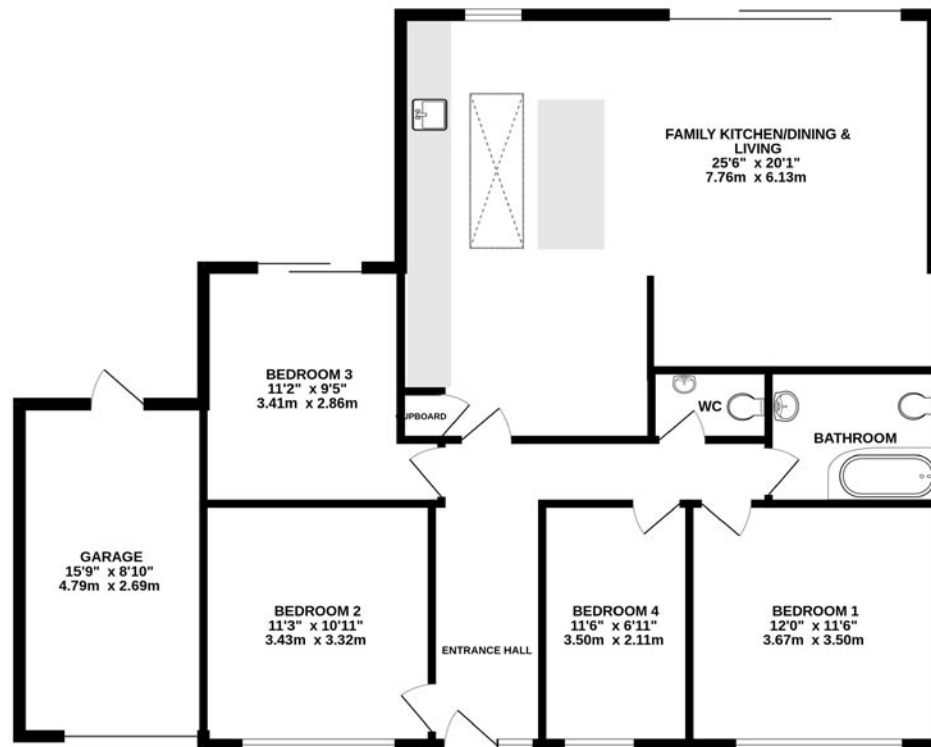
Vacant possession of the freehold will be given upon completion.

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
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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

Offices throughout Norfolk & Suffolk:

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Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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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