



Ellis Drive, Bungay - NR35 1FL

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HYBRID ESTATE AGENTS



Ellis Drive

Bungay

Guide Price £260,000 - £270,000. This NEWLY BUILT SEMI-DETACHED HOME presents an exceptional opportunity to acquire a STYLISH and contemporary property in a SOUGHT AFTER DEVELOPMENT on the edge of Bungay. Set in a tucked away and PRIVATE POSITION, this residence offers the perfect blend of modern living and quiet seclusion. The welcoming entrance hall leads to a generous sitting room, which enjoys views and direct access to the landscaped rear garden, creating a seamless connection between indoor and outdoor spaces. The separate kitchen/dining room to the front is thoughtfully designed, featuring INTEGRATED APPLIANCES and ample space for family meals or entertaining guests. Completing the ground floor is a useful W/C. On the first floor you will find THREE AMPLE BEDROOMS which provide comfortable accommodation, including a principal bedroom with FITTED WARDROBES and an EN-SUITE SHOWER ROOM, while a well-appointed family bathroom can also be found off the landing. With the reassurance of nine years remaining on the NHBC warranty, this home is ideal for those seeking peace of mind and quality craftsmanship. Externally there is a well kept and landscaped rear garden as well as GENEROUS DRIVEWAY PARKING and a SINGLE GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Newly Built Semi-Detached Home
- Tucked Away & Private Location
- Stylish Sitting Room Backing Onto The Garden
- Separate Kitchen/Diner With Integrated Appliances
- Three Ample Bedrooms
- Family Bathroom & En-Suite Shower With Ground Floor W/C
- Private Landscaped Rear Gardens Backing Onto Playing Fields
- Generous Driveway Parking & Single Garage

The property is situated on the outskirts of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The property is within the catchment area for Bungay High School and Waveney Valley Leisure Centre is a short walk away. 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.



SETTING THE SCENE

Tucked up the end of the cul-de-sac within the newly built St. Johns development on the fringes of Bungay this semi-detached can be found. To the front there is a lawned garden with a pathway leading to the main entrance door. Round to the side you will find the ample driveway parking suitable for three vehicles off road, one in front of the other. The driveway leads to the single garage beyond as well as a secure side gate into the garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor, useful understairs storage and a ground floor w/c. The door to the left leads through to the kitchen/dining room which has been finished with style providing a range of wall and base level units with solid worktops over. You will find integrated appliances including fridge/freezer, dishwasher, electric eye level oven, electric hob and washing machine. There is also plenty of space for a table and chairs as well as a bright dual aspect. The main sitting room can be found to the rear of the house with double doors opening onto the garden beyond. The sitting room benefits from the sunny southerly aspect allowing plenty of natural light.

Heading up to the first floor landing there is a storage cupboard housing the gas fired boiler as well as three ample bedrooms and a family bathroom.

The main bedroom is found to the rear benefitting from built in wardrobes and an en-suite shower room. The family bathroom provides a bath with shower over, w/c and hand wash basin.

FIND US

Postcode : NR35 1FL

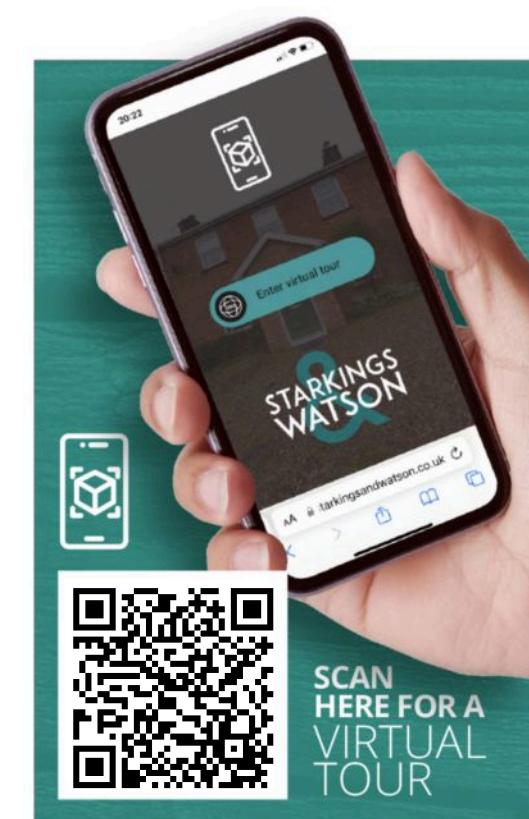
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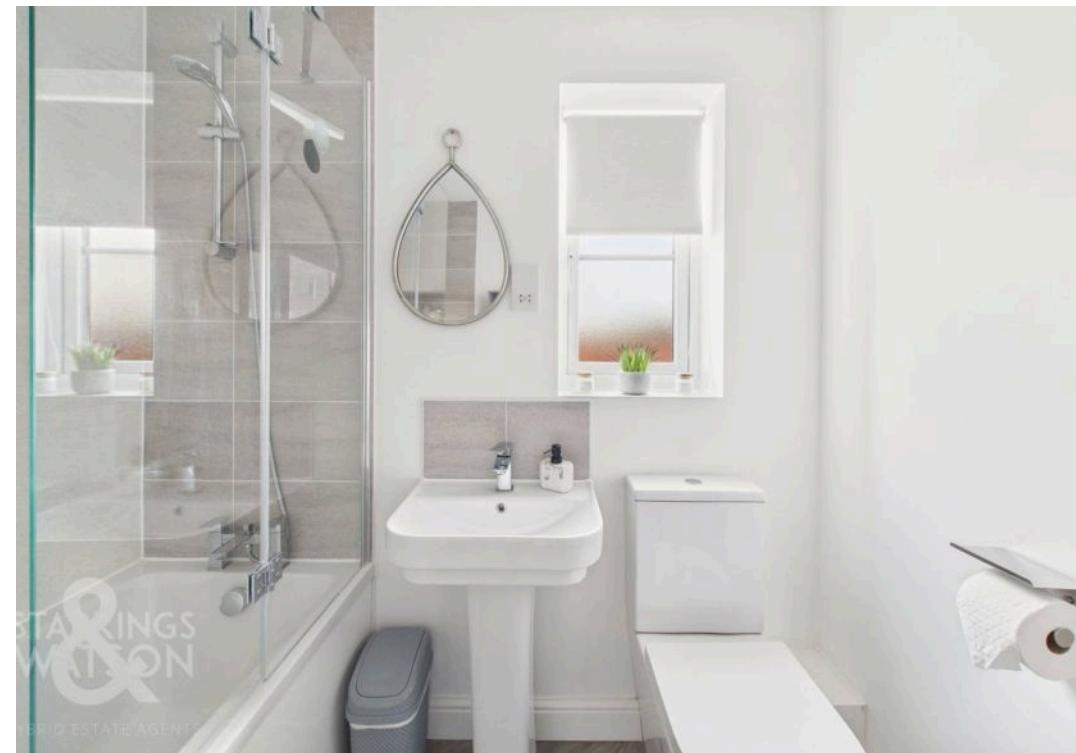
VIRTUAL TOUR

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

AGENTS NOTES

Site communal fees are applicable for the development for the upkeep of the site. Figures to be confirmed.



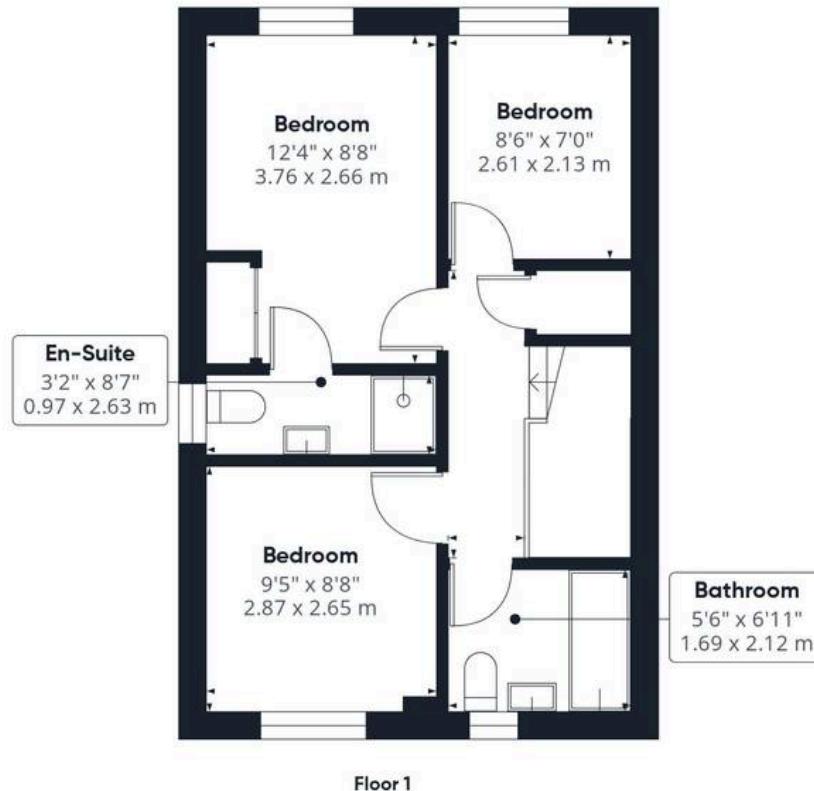
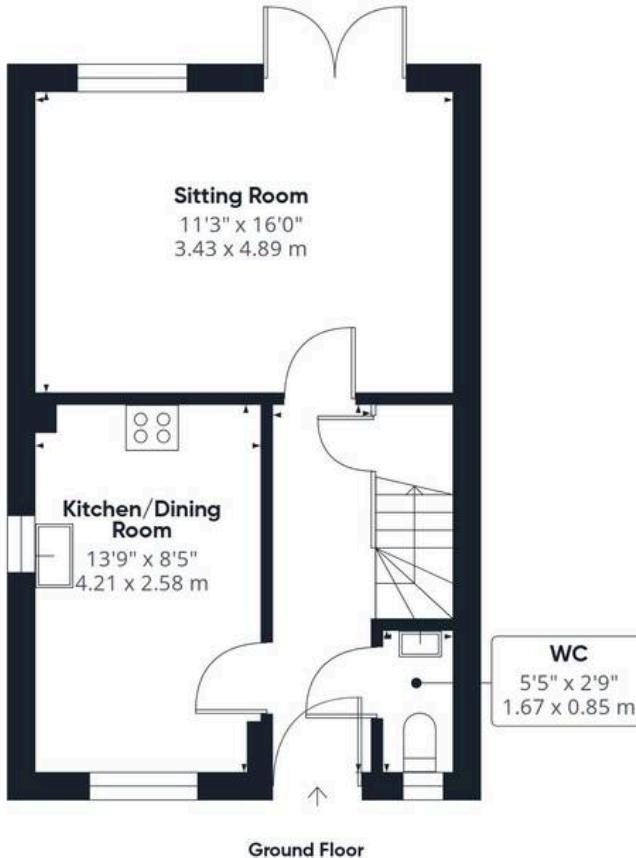




THE GREAT OUTDOORS

The enclosed and private rear garden offers a sunny south facing aspect and has been landscaped. You will find paved patio areas and a large decked area also ideal for outside dining. There are planting beds surrounding the garden as well as a door into the garage. A gate can also be found from the garden into the driveway to the side.





Approximate total area⁽¹⁾

753 ft²

69.9 m²

⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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