



Lockhart Road, Ellingham - NR35 2HB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Lockhart Road

Ellingham, Bungay

NO CHAIN! This spacious TWO BEDROOM DETACHED BUNGALOW offers a versatile and well-proportioned layout, presenting an ideal opportunity for buyers seeking single-storey living in a popular residential setting. Offered with no onward chain, the property would ideally suit buyers looking to make a home their own and boasts a generous footprint of over 1,240 square feet (STMS), ensuring ample space for comfortable family life. The impressive L-SHAPED RECEPTION ROOM is flooded with natural light, creating a welcoming environment for both relaxing and entertaining with plenty of space for sitting and dining. A separate kitchen provides plenty of storage and workspace, while the EXTENDED CONSERVATORY offers an additional reception area with delightful views over the garden. The accommodation includes TWO AMPLE BEDROOMS both with BUILT IN STORAGE. The property is completed by a well-appointed shower room. Externally, the bungalow benefits from pleasant and well kept rear gardens as well as a LARGE DRIVEWAY to the front suitable for numerous vehicles off road and an EXTENDED DOUBLE LENGTH GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow
- Generous Footprint Over 1240 SQFT (stms)
- Impressive Main L-Shaped Reception Space
- Separate Kitchen & Extended Conservatory
- Two Ample Bedrooms With Built In Storage
- Private Enclosed Rear Gardens
- Extended Double Length Garage & Store With Large Driveway

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.



SETTING THE SCENE

Approached using Lockhart Road there is a hard standing section of the driveway which then leads to a large shingled area providing plenty of off road parking to the front. The hard standing leads to the double length garage with store room to the rear. There is also mature hedging and shrubbery to the front also as well as gated side access to the rear and the main entrance door to the front.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a small porch with space for coats and shoes and a door into the main L-Shape reception space. The sitting and dining room combined provides plenty of space for a range of uses with the benefit of a bright dual aspect, York stone fireplace and access to the central hallway. The hallway leads to the bedrooms the bathroom as well as the kitchen. The kitchen provides a range of fitted wall and base level units with rolled edge worktops over as well as space for white goods. There is an integrated electric hob and extractor fan over as well as double eye level oven and grill. A door leads from the kitchen to the extended conservatory to the rear with storage and double doors onto the garden. Heading down the hallway the first room is the well presented shower room with w/c, hand wash basin and shower. There are two generous double bedrooms, one to the front and one to the rear both of which have an array of built in wardrobes providing useful storage options.

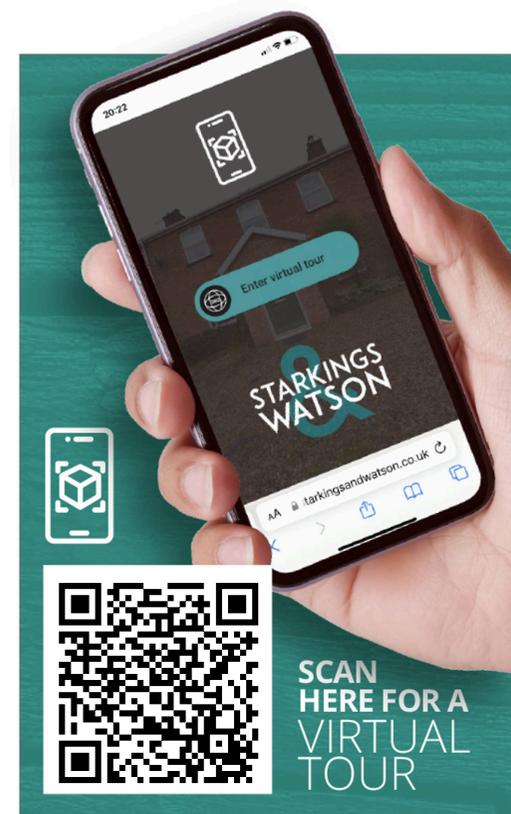
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VIRTUAL TOUR

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



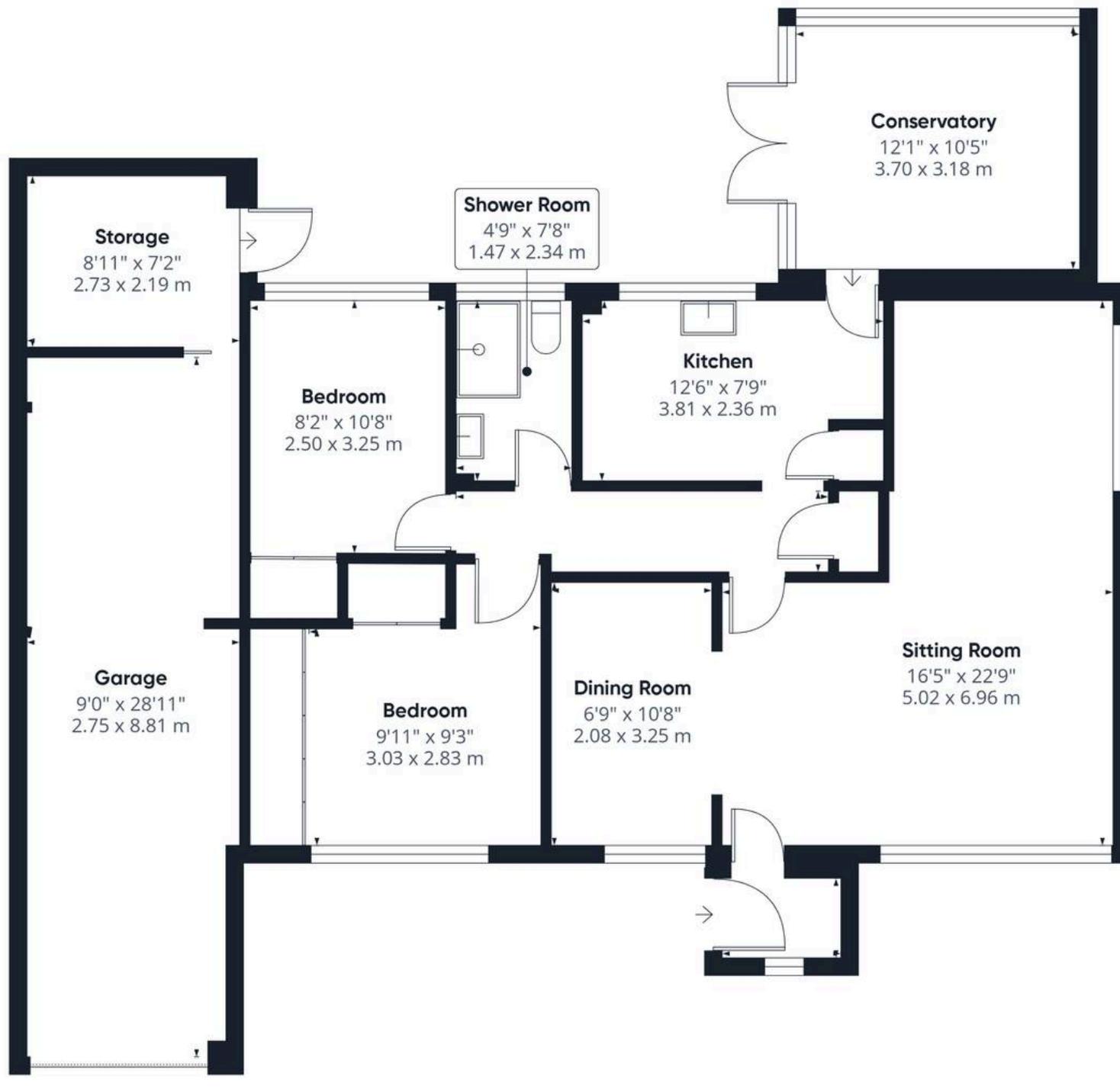




THE GREAT OUTDOORS

The rear garden is private and enclosed with timber fencing providing screening. The majority of the rear garden is laid to patio providing plenty of space for outdoor seating. There is a lawned section which spans around the rear to the side as well as mature planting borders and shrubs. To the side there is a timber shed and gated access to the front driveway. There is also a timber shed to the rear section as well as a door into the garage/store where you will find the oil fired boiler.





Approximate total area⁽¹⁾

1247 ft²
116 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 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.