

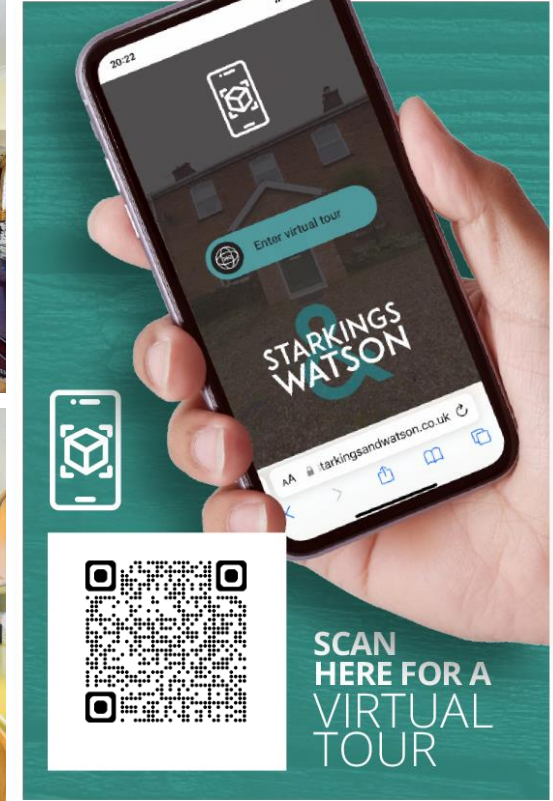
YARMOUTH ROAD

Ellingham, Bungay NR35 2HG

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS  
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- No Onward Chain
- Detached Bungalow
- Central Village Location
- Generous Footprint with Three Bedrooms
- Open Plan Sitting/Dining Room
- Utility Room & Two Bathrooms
- Private & Well Kept Gardens Front & Rear
- Driveway Parking & Double Garage

#### IN SUMMARY

NO CHAIN! Located in the HEART of ELLINGHAM with local amenities, the village is equidistant from both BECCLES and BUNGAY and you will find this DETACHED BUNGALOW presented in good order generally although could benefit from some updating. The footprint is very generous spanning almost 1680 SQ FT (stms) including a double garage. Internally the bungalow offers kitchen/breakfast room with separate utility and shower room. There is a semi-open plan reception space with dining room and sitting room as well as an extended garden room. You will then find THREE AMPLE BEDROOMS all with fitted wardrobes and the family bathroom. Externally the gardens are kept in EXCELLENT order to the front and rear whilst offering a good degree of privacy. There is also plenty of DRIVEWAY PARKING and the DOUBLE GARAGE.

#### SETTING THE SCENE

Approached from Yarmouth Road in the heart of the village there is a partly shared driveway initially leading onto the private shingled driveway providing

plenty of parking, this in turn leads to the integral double garage with up and over doors. To the front you will also find generous and mature front gardens with lawns, hedging and planted shrubs as well as pathway to the roadside. There is also gated access to the front leading around to the rear. The main entrance door is found to the front partly covered.

#### THE GRAND TOUR

Entering the bungalow via the main entrance door to the side there is an L-shaped hallway with various fitted storage cupboards, To the left of the hallway there is the kitchen/breakfast room with fitted units and rolled edge worktops over. All white goods and oven are currently freestanding and there is space for a dining table. From the kitchen there is access to the rear lobby with a door to the side garden and doors leading to the useful utility space with further units and space for washing machine as well as door leading to a shower room / W.C. Beyond the utility room is also access to the double garage. From the hallway you will find the main reception space which is semi open plan comprising dining room and sitting room separated by an archway. The sitting room offers a feature brick built fireplace as well as door leading to the extended garden room beyond with access onto the garden. Off the central hallway you will then find three bedrooms and the bathroom. All three of the bedrooms have fitted wardrobes and the bathroom offers a shower over the bath.



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### THE GREAT OUTDOORS

The private and secluded rear garden is very mature and kept in good order. You will find mostly lawns with a range of mature shrubs, hedging, planted borders and trees as well as greenhouse and a useful timber shed. The garden is enclosed with timber fencing and you will also find a lovely paved terrace leading from the garden room.

### OUT & ABOUT

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.

### FIND US

Postcode : NR35 2HG

What3Words : ///vast.bluffing.reader

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyers are advised the driveway is partly shared initially. Mains services are connected other than gas with the central heating provided by oil.

**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.

Price:



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Approximate total area<sup>m</sup>  
 1673.85 ft<sup>2</sup>  
 155.51 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

