



Mill Close, Ellingham - NR35 2PU



Mill Close

Ellingham, Bungay

Located in a popular village location close to both BUNGAY & BECCLES, this exciting RENOVATION project presents a unique opportunity to create a bespoke living space. This THREE BEDROOMS LINK-DETACHED BUNGALOW boasts no onward chain, providing a hassle-free purchase for those looking to make their mark on a home as well as a larger than expected footprint. Internally there is a central entrance hallway with TWO BRIGHT and SUNNY receptions, perfect for entertaining or relaxing with loved ones with the benefit of a PRIVATE ENCLOSED COURTYARD leading off both receptions. The accommodation extends to three well-proportioned bedrooms, a bathroom and separate w/c as well as a separate kitchen. In addition you will find wrap-around gardens to the side and rear, providing plenty of garden space for keen gardeners. There is also DRIVEWAY PARKING and a COVERED CAR PORT to the front, making it a must-see for those seeking a delightful blend of indoor-outdoor living with potential to improve.

Council Tax band: C

Tenure: Freehold



- No Onward Chain!
- Link-Detached Bungalow
- Exciting Renovation Project
- Two Bright & Sunny Receptions
- Three Bedrooms & Bathroom
- Wrap Around Gardens & Private Courtyard
- Driveway Parking & Car Port
- Popular Village Location

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 via the cul-de-sac there is hard standing driveway parking to the front leading to the car port. The main entrance door is found to the side of the building with the addition of lawned front gardens.



THE GRAND TOUR

Entering via the main entrance door to the side there is a welcoming entrance hall leading to all rooms. Heading right as you enter you will find a dining room with full height windows and a door leading to the private courtyard. The dining room leads into the kitchen which requires modernisation but offers a range of wall and base level units with further storage cupboards, space for white goods and a door to the side garden. The sitting room off the dining room provides doors out to the courtyard as well as dual aspect to side and rear and a brick built fireplace. Heading in the other direction off the hallway there are three bedrooms two of which have built in wardrobes. There is also a bathroom and separate adjacent w/c.

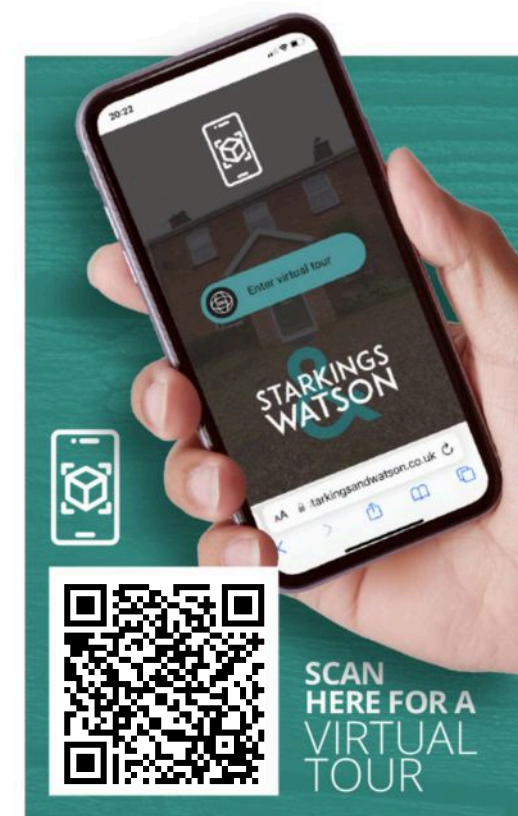
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VIRTUAL TOUR

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



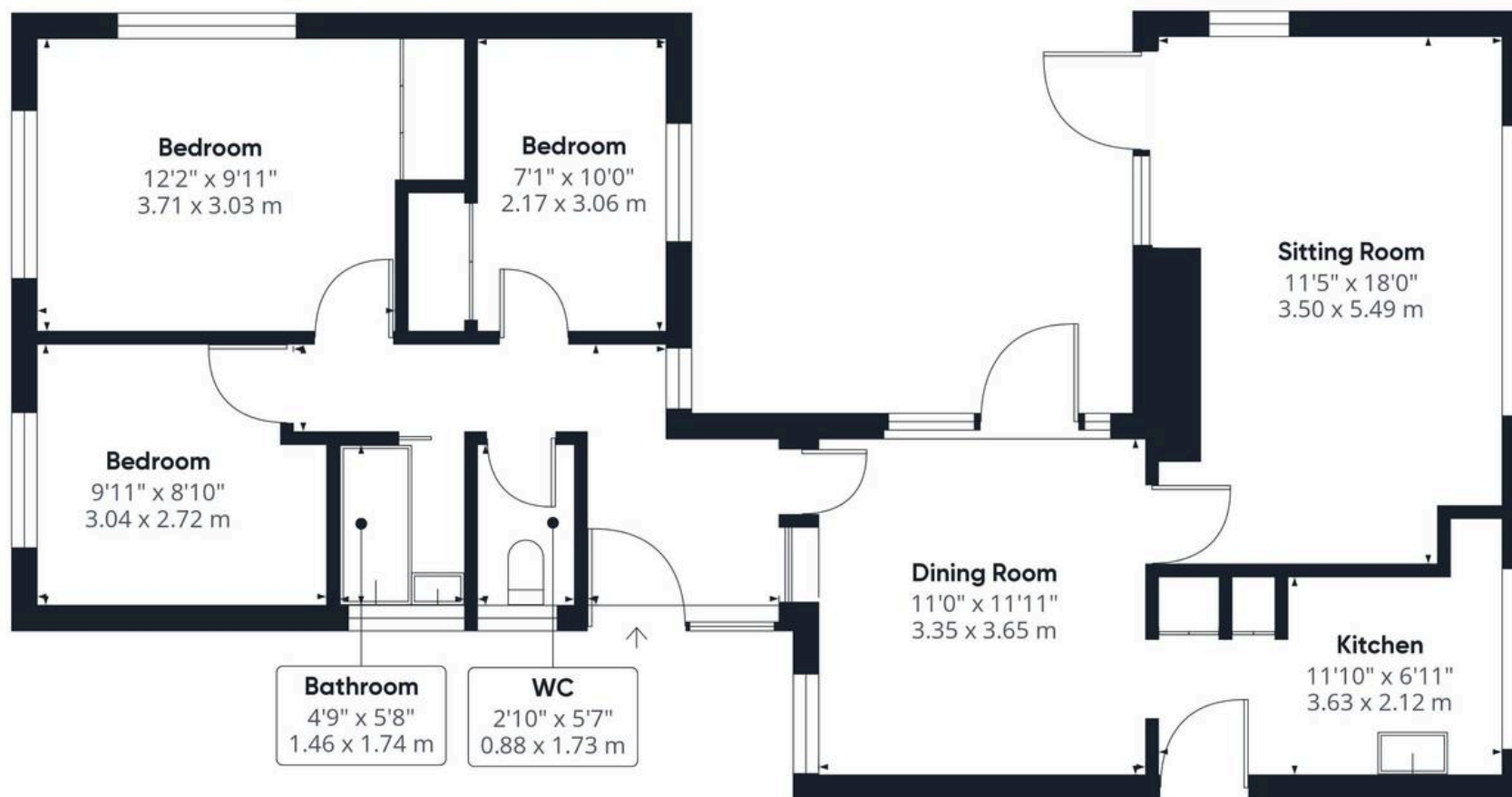




THE GREAT OUTDOORS

The gardens wrap around the bungalow offering more space than you might expect with it being a corner plot. To the side there are extensive lawned gardens which could be fenced in if required and STP. The side lawns lead directly to the rear garden with mature trees and hedging as well as lawns. There is a timber shed for storage as well as the oil tank and timber fencing. The rear garden leads to the side passage with a gate to the driveway. Off the sitting and the dining room you will find a private walled courtyard, a real feature to the house providing extra outside space and plenty of natural sunlight.





Approximate total area⁽¹⁾

842.07 ft²

78.23 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.