



Yarmouth Road, Ellingham - NR35 2HG



Yarmouth Road

Ellingham, Bungay

Found centrally within the SOUGHT AFTER VILLAGE of ELLINGHAM, close to both BUNGAY and BECCLES, this impressive THREE BEDROOM DETACHED BUNGALOW boasts a very generous footprint of over 1600 square feet (STMS) to include an integral DOUBLE GARAGE. This property offers an ideal opportunity for those looking to relocate to the charming countryside. The well-appointed interior comprises three spacious bedrooms all with fitted wardrobes, an OPEN PLAN sitting room & dining room as well as conservatory leading off all of which provides ample space for both relaxation and entertaining. The kitchen/breakfast room is perfect for family meals, while a separate utility room offers added convenience. In addition there is an adapted family bathroom and a W/C. A highlight of this home is the spacious double garage with an electric door, providing secure parking and convenience or additional storage space. There is AMPLE DRIVEWAY PARKING to the front (The neighbouring, mirroring bungalow has right of access over the drive) as well as GENEROUS and PRIVATE REAR GARDENS kept in good order.



Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- Very Generous Footprint Of Over 1600 SQFT (stms)
- Three Spacious Bedrooms
- Sitting Room, Dining Room & Conservatory
- Kitchen/Breakfast Room & Utility
- Spacious Double Garage With Double Electric Door
- Private Rear Gardens & Driveway Parking
- Sought After Village Location
- Close Proximity To Bungay & Beccles

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 from Yarmouth Road in the heart of the village there is a partly shared driveway with the neighbouring bungalow leading onto the private shingled driveway providing plenty of parking mainly in front of the garage. The integral double garage benefits from recently installed double electric doors for added convenience. To the front you will also find generous and mature front gardens with lawns, hedging and planted shrubs as well as pathway to the side linking the front and rear gardens. The main entrance door is found to the front via a paved pathway.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a small lobby leading into the main hallway with a large range of fitted storage cupboards and access to all further rooms. The first room to the right is the kitchen/breakfast room which offers a range of fitted units both wall and base with worktops over as well as space for all appliances and space for a dining table and storage cupboard. The kitchen leads through to the rear lobby with access to the rear garden as well as to the utility room on one side and the w/c on the other. The generous and very useful utility room offers further range of storage units as well as space and plumbing for washing machine and white goods. There is a door leading to the integral garage from the utility also. Leading off the main hallway you will find three ample bedrooms all of which have built in wardrobes with two located to the rear and one to the front. The bathroom has been upgraded in recent years to now offer a large accessible double shower unit as well as w/c and hand wash basin. The main reception space is semi-open plan with plenty of space for entertaining. There is a generous dining area which leads into the sitting room with a feature brick fireplace. The sitting room provides access to the extended conservatory to the rear overlooking the garden.

FIND US

Postcode : NR35 2HG

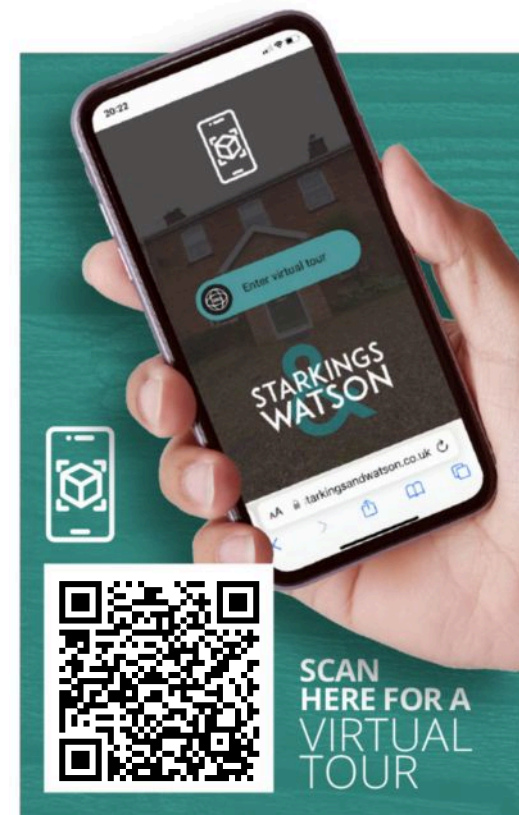
What3Words : ///plot.betrayed.cROUTONS

VIRTUAL TOUR

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

AGENTS NOTES

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



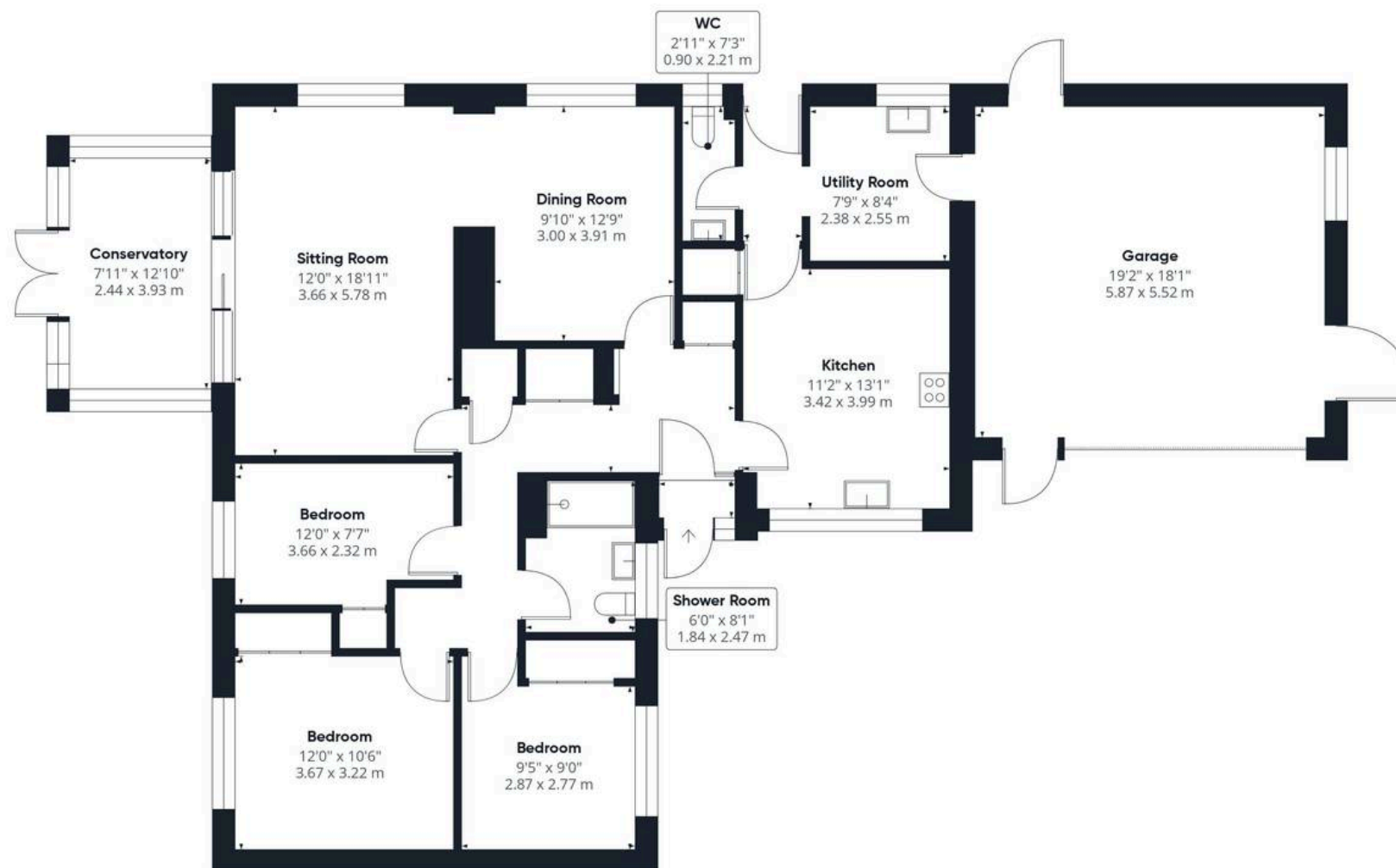




THE GREAT OUTDOORS

The generous and private rear garden is mainly laid to lawn and kept in good order. There is a large paved patio at the rear of the house providing the perfect place for a table and chairs. The mature garden is well stocked with a variety of trees shrubs and hedging as well as a timber shed and timber fencing surrounding. There is gated side access to the side leading to the utility room and the back of the garage as well as access on the other side leading to the frontage.





Approximate total area⁽¹⁾

1624 ft²

150.8 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 are based on RICS IPMS 3C standard.

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.