



Mill Road, Ellingham - NR35 2PY



Mill Road

Ellingham, Bungay

NO CHAIN. Situated on a PRIVATE ROAD opposite farmed fields sits this recently RE-DECORATED DETACHED BUNGALOW offering a generous garden with a plot measuring approximately 0.22 ACRES (stms). Internally, the bright décor is met with multiple dual aspect living spaces including a 16' SITTING ROOM and KITCHEN backing onto the garden with French doors taking you outside. In total, TWO DOUBLE BEDROOMS have use of the recently refitted BATHROOM with the slightly smaller also having direct access into the garage, making this space ideal for a possible conversion (stp). To the front of the home OFF ROAD PARKING can be found on the DRIVEWAY in front of the GARAGE with side access on the adjacent side of the home also a possibility for further parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain
- Tucked Down A Private Road On A 0.22 Acre Plot (stms)
- Detached Bungalow
- 16' Dual Aspect Sitting Room
- Two Double Bedrooms
- Updated Bathroom
- Large & Vibrant Rear Garden
- Driveway & Garage

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

The property can be found on a private drive off the main section off Mill Road. A gravel track takes you down towards the home on your right hand side with farmed fields running parallel immediately to your left. The property is made private at the front with tall privacy giving hedges with possibility for further side access to the right of the home where currently colourful planting borders sit with driveway and garage to the left hand side.

THE GRAND TOUR

Once inside, the central hallway allows access into all living accommodation within the property as well as where initially the main living space emerges to your right hand side in the form of a dual aspect sitting room incredibly well lit courtesy of its large uPVC double glazed windows, the space is currently laid with all carpeted flooring and features a wood burner inset to the chimney. A modern updated radiator sits below the main window of the space with its large open floor space conducive to a potential choice of layouts. The kitchen sits just off to the rear of this room, again generously sized with a dual facing aspect featuring French doors taking you onto the side of the property. All tiled flooring gives way to a mixture of wall and base mounted storage units which leave space and plumbing for further white goods with an extraction above the oven and hob. The updated bathroom can be found at the end of the hallway with all fresh tiling surrounding the room. The space benefits from a sink with vanity storage and shower bath.

Two double bedrooms in total can be found with the larger coming towards the very front of the home facing towards the farmed fields. This space, much like the rest of the home benefits from a recent redecoration with the smaller of the bedrooms sat just behind this with views over the rear garden. A side access door from this bedroom can take you directly into the garage with further access to the rear garden and outside from here making the space prime for a potential conversion whilst the loft which is located in the hallway also offers potential with ladder access meaning a potential conversion could easily be had within this space to create a master suite overlooking the farmed fields surrounding the property (stp).

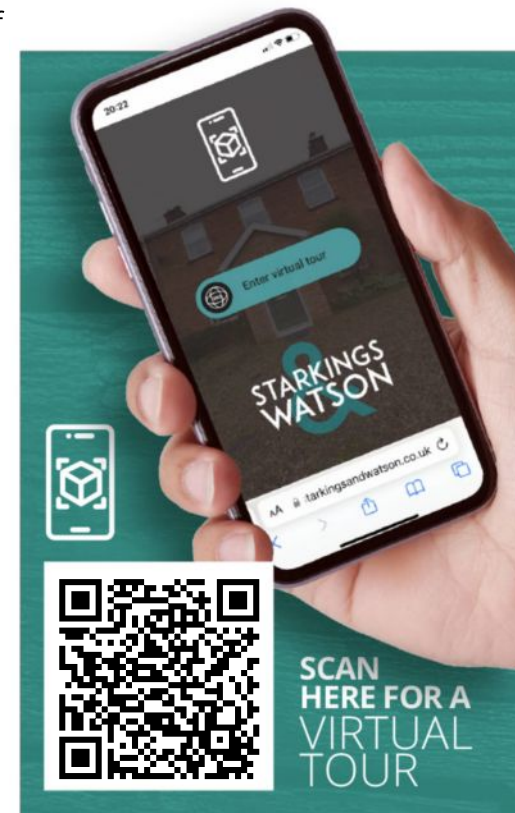
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VIRTUAL TOUR

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



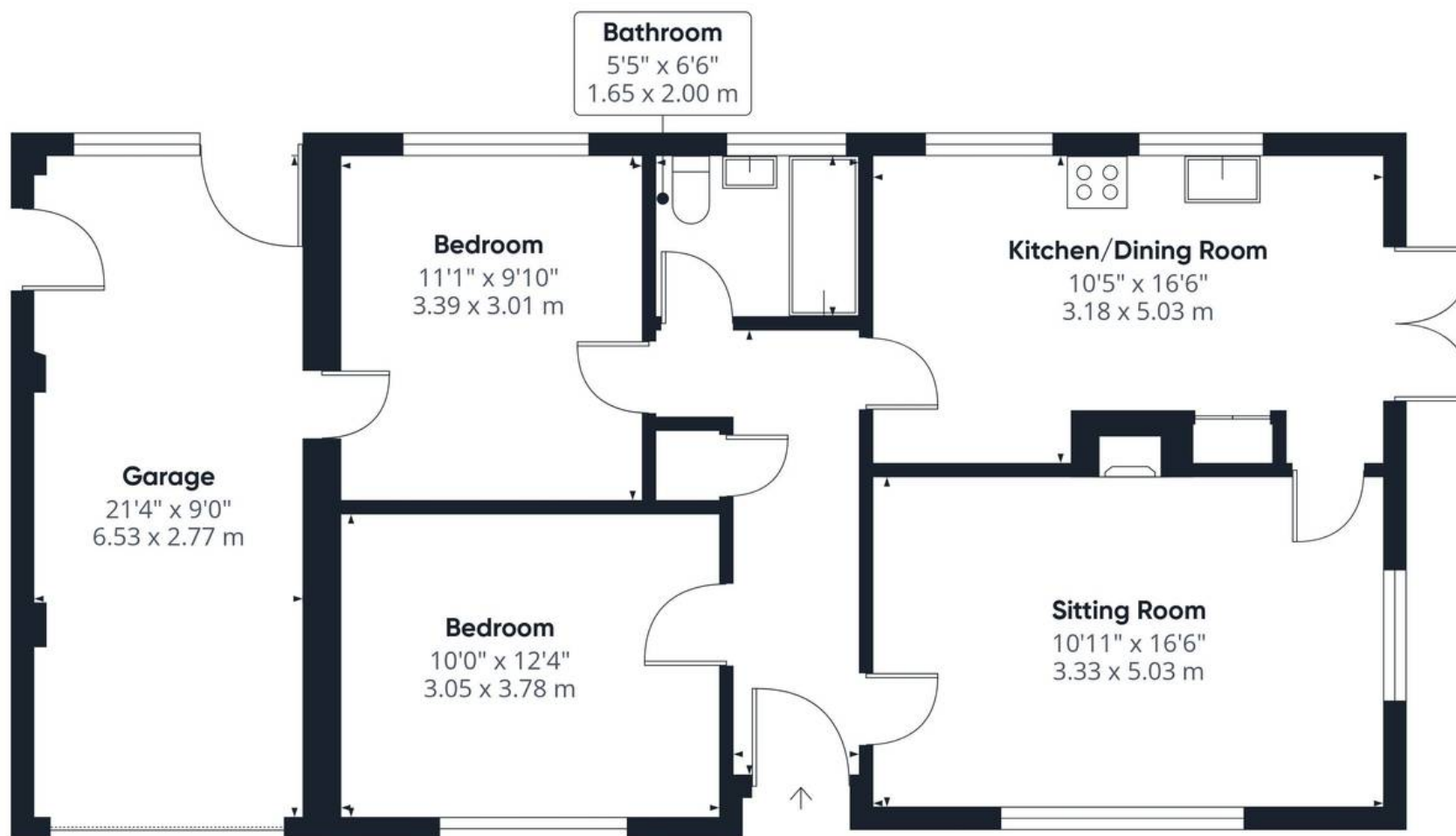




THE GREAT OUTDOORS

The rear garden is generous in size and made private courtesy of its position. The space is predominantly laid to lawn where a mixture of timber, panel, fencing and tall mature shrubs and borders fully enclose the space, keeping it private. Colourful planting borders add vibrancy to the space with potential being limitless for the generous space at hand.





Approximate total area⁽¹⁾

898 ft²

83.4 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



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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