



Mill Road, Ellingham - NR35 2EU



Mill Road

Ellingham, Bungay

Located within a QUIET VILLAGE SETTING, this beautifully presented DETACHED BUNGALOW is deceptively large, offering OVER 1,252 Sq. Ft (stms) of VERSATILE space. Centrally located in the village of ELLINGHAM, within WALKING DISTANCE TO AMENITIES. The garage has been converted to living space, enhancing the functionality of this home. Step inside to discover a welcoming HALLWAY ENTRANCE leading to a 19' SITTING ROOM and further to the separate DINING ROOM, ideal for hosting gatherings. The well-equipped KITCHEN offers a high specification with INTEGRAL APPLIANCES, while the 20' CONSERVATORY offers a further reception space with TWIN FRENCH DOORS leading out and inviting natural light. Additionally, THREE DOUBLE BEDROOMS can be found serviced by a FAMILY SHOWER ROOM, with the MAIN BEDROOM featuring an ENSUITE SHOWER ROOM for added convenience. Parking is available with a GATED DRIVEWAY to the rear, providing both security and convenience, accessed from the road and the PRIVATE and ENCLOSED rear GARDEN.



Council Tax band: C

Tenure: Freehold

- Detached Bungalow
- Deceptively Large Offering Over 1,252 Sq. Ft (stms)
- Garage Converted to Living Space
- 19' Sitting Room & Separate Dining Room
- 20' Conservatory with Twin French Doors
- Three Double Bedrooms & Family Shower Room
- Main Bedroom with Ensuite Shower Room
- Gated Driveway Parking to Rear

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 set back from the road with a picket fence enclosed frontage, opening to a generous brick weave driveway. To the left, the shingle garden houses a range of well established shrubs and plantings. The main entrance can be found to the front of the property under an open porch.

THE GRAND TOUR

Stepping inside, the spacious entrance offers space to store outdoor wear including coats and shoes, with a further integral storage cupboard down the hall and doors opening to the accommodation. Immediately to the left, carpeted flooring runs beneath into the 19' sitting room, enjoying a front facing aspect with uPVC double glazed windows. The room is centred around a feature electric fireplace and allows for a range of soft furnishing layouts. Further down the hall and to the left, the fitted kitchen can be found offering tiled flooring underfoot with a door opening to the side passageway and into the garden. The kitchen itself offers a range of wall and base storage cupboards in a U-shaped configuration with integrated appliances including a Neff oven, an inset electric glass hob and an extractor above, further under counter space is available for white goods including a dishwasher and a fridge freezer. Adjacent, the dining room offers continued carpeted flooring with plenty of space available for formal dining. Seamlessly flowing through the open passage to the 20' conservatory, enjoying panoramic garden views from twin French doors leading out and flooding the space with natural light. At the end of the space, the first double bedroom can be found as part of the converted garage space. Also enjoying a rear facing aspect with fitted carpets and a radiator. The second double room is accessed from the hallway with space for a double bed and a window looking out to the conservatory, whilst plenty of space available for storage furniture.

Located centrally from the hallway, the family shower room offers a three piece suite including a glass enclosed shower cubicle, tiled flooring underfoot in addition to a wall mounted heated towel rail and vanity storage below the sink. The main bedroom can be found to the right from the hall, this time enjoying a front facing aspect with plenty of space for a large double bed and further storage furniture. The door to the corner of the room opens into the second part of the converted garage making an en-suite shower room. This generously proportioned space offers a primarily tiled surround with useful counter space and under counter space for white goods including a washing machine and dishwasher. A further wall mounted heated towel rail can be found to one side whilst the three piece suite includes a double open walk in shower with a glass splashback.

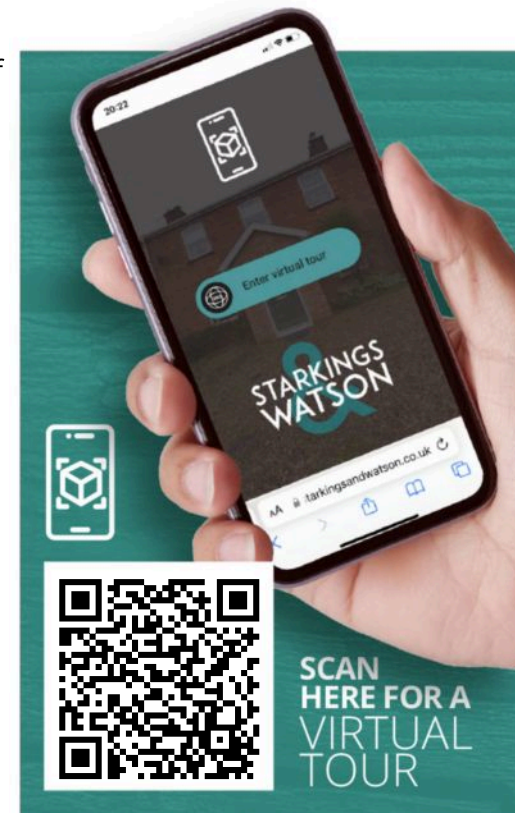
FIND US

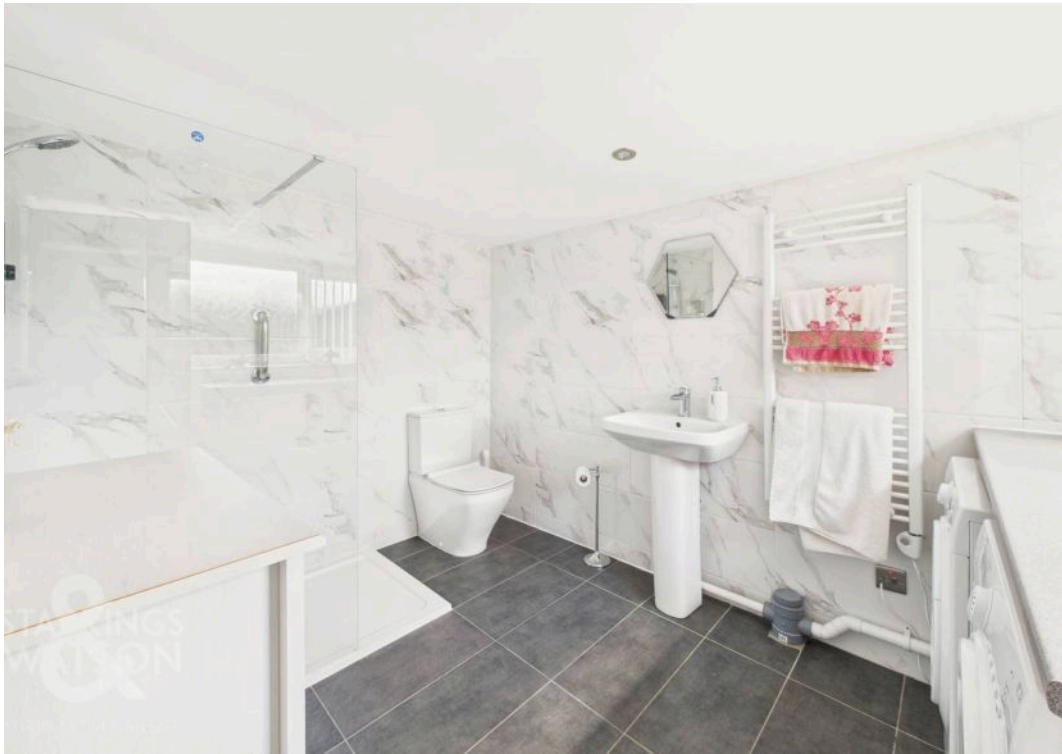
Postcode : NR35 2EU

What3Words : ///stirs.soldiers.saves

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside the garden is beautifully maintained, fully enclosed for privacy. The garden itself including a large L shaped flagstone patio perfect for outdoor seating to enjoy the sunshine. A raised decking can be found to the left surrounded with mature shrubs and trees, the centre of the lawn is predominantly laid to a well maintained lawn. At the end of the garden, a secluded space offers two extensive storage sheds with a passageway leading through to the gated driveway.





Approximate total area⁽¹⁾

1252 ft²

116.2 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

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.