

Aldreds
Estate Agents



41 Lockhart Road

Ellingham, NR35 2HB

Offers Over £350,000



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Aldreds are delighted to offer this immaculately presented 3 bedroomed detached bungalow situated in this very desirable village location within Ellingham on the fringe of Beccles and Bungay. The owners have improved the property to a very good standard throughout with quality fixtures and fittings and tasteful neutral decorations. There is the addition of a rear extension creating a garden/dining room with wide opening doors leading out to the rear garden. This property also benefits from superb outside space having a larger than average rear garden and good size front and side driveway creating ample off road parking which leads to an over sized brick built garage. All amenities are within easy reach including local shops and Beccles being within a 5 to 8 minute drive. There are also the benefits of sealed unit double glazed windows and doors and oil fired central heating. An early viewing is strongly recommended.

Entrance Area

Ceramic tiled flooring, sealed unit double glazed entrance door, Upvc window, radiator, power points, opens out in to Entrance Hall.

Entrance Hall

Solid wood flooring, flat plastered ceiling, loft access leading to insulated loft space, full length storage cupboard.

Lounge

12'10" x 17'2" (3.927 x 5.25)

Fitted carpet, flat plastered ceiling, large aspect Upvc window, T.V point, power points, cast iron working log burner with tiled hearth.

Kitchen

7'10" x 16'9" (2.41 x 5.12)

Timber effect vinyl flooring, flat plastered ceiling with inset spot lighting, full range of fitted kitchen units, extended timber work surfaces, power points, recess for white goods including american fridge/freezer and plumbing for washing machine, range cooker space, double width extraction cooker hood, Upvc window, double composite sink with single drainer, wide opening leading to garden/dining room.

Garden/Dining Room

8'5" x 14'8" (2.58 x 4.48)

Timber effect vinyl flooring, flat plastered pitched ceiling, large aspect Upvc windows with Upvc sliding doors leading out to the rear garden, power points, T.V point.

Family Bathroom

Tiled effect vinyl flooring, shower suite comprising of a double length fully tiled shower cubicle with multi functional shower, low level W.C, pedestal sink, heated towel rail with victorian style radiator, Upvc window, extractor fan.





Bedroom 1

12'1" x 12'11" (3.69 x 3.95)

Solid wood flooring, flat plastered ceiling with inset spot lighting, Upvc window, power points, radiator.

Bedroom 2

12'1" x 11'1" (3.70 x 3.40)

Solid wood flooring, flat plastered ceiling, power points, Upvc window, radiator.

Bedroom 3

10'11" x 8'5" (3.35 x 2.59)

Solid wood flooring, flat plastered ceiling, power points, radiator, Upvc window.

Tenure And Services

Council Tax Band - C

Freehold

Mains Electric Water And Drainage

Oil Fired Heating



Outside To The Front

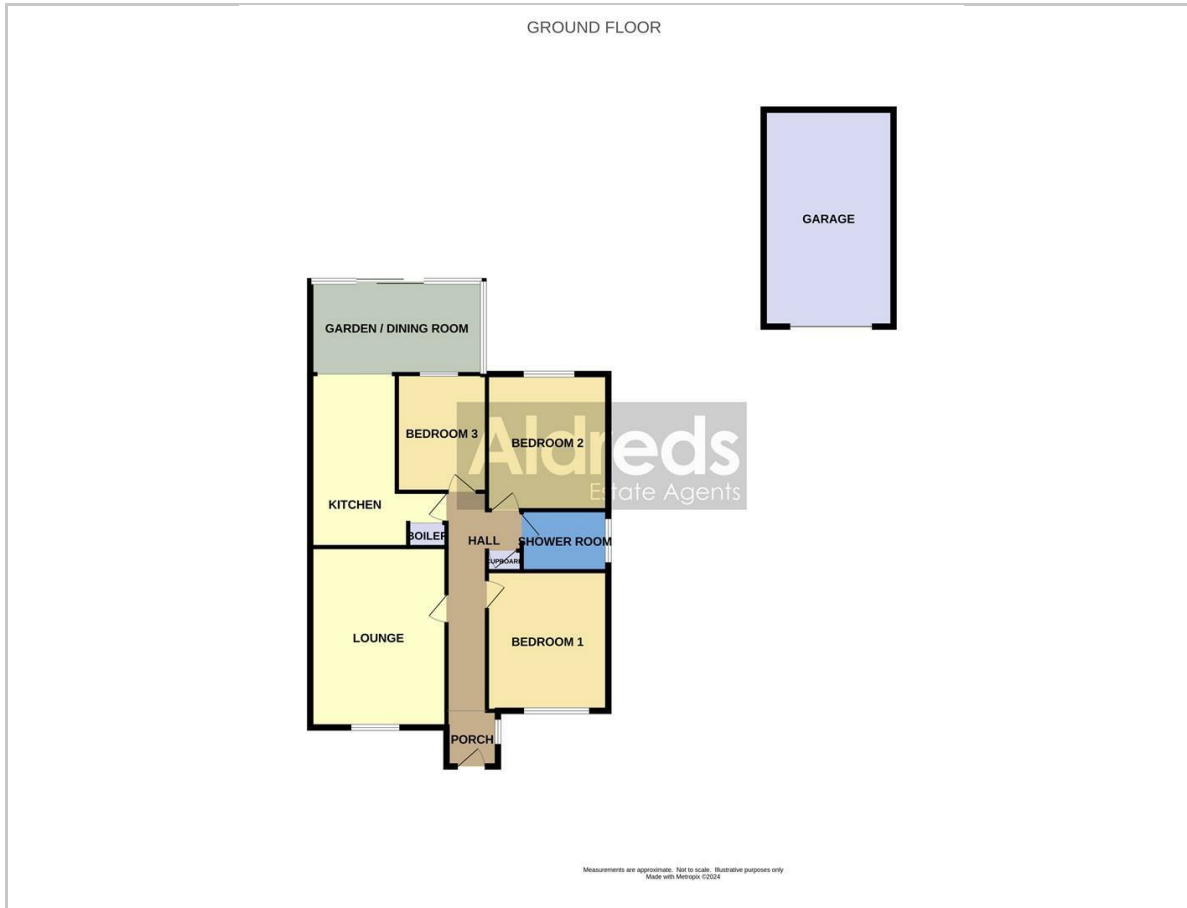
There is a generous frontage which is laid to ornamental stone, concrete driveway providing ample off road parking for 4+ cars which leads to an oversize brick built garage with up and over door, power and lighting.

Outside To The Rear

There is a large private garden with concrete seating area, partly laid to lawn with some mature shrubs and trees, all enclosed by high timber fencing, non overlooked rear and side aspect, side access leading to the front driveway.



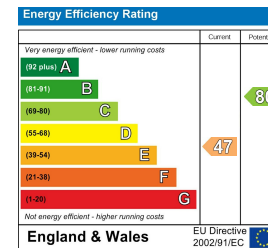
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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