



**Nurse Close, Ellingham Bungay NR35 2HD**



**william  
h brown**



**welcome to**

**Nursesey Close, Ellingham Bungay**

William H Brown are delighted to offer this THREE bedroom DETACHED BUNGALOW, situated in the charming and picturesque rural village of Ellingham and offered CHAIN FREE. Conveniently situated only a short distance from the Market Town of Bungay, with Norwich City only a thirty minute drive away.



## Accommodation

### Ground Floor – Bungalow

**William H Brown Bungay are delighted to offer this THREE bedroom DETACHED BUNGALOW, situated in the charming and picturesque rural village of Ellingham. Conveniently, situated only a short distance from the Market Town of Bungay with access to a range of local amenities, or the option to explore Norwich City - with being approximately a only thirty minute drive away. This gives individuals the best of both worlds; superb for those who appreciate quieter village life, but yet seek access to facilities easily nearby.**

**You enter the property via a Porch, which steps into the Entrance hall with easy access to all rooms of the property. It boasts a spacious Lounge/Diner which lets in an abundance of natural light due with a large window to the front aspect. Just next door, conveniently located is a superb Kitchen/Breakfast room which has plenty of cupboard storage space, integrated eye level oven and room enough for a large table; to create a social hub of the home. The three bedrooms are all of good size and located close to the separate toilet and shower room facilities. Bedrooms 2 and 3 also benefit from fitted wardrobe storage. Externally, there is off road parking via a paved driveway which leads to a garage. The Rear garden is accessible via the Breakfast room with Patio doors with steps leading down to a low maintenance garden. This fantastic property has plenty to offer, meaning it would suit a range of buyers and offers the opportunity to make your own!**

#### **Entrance Porch**

Double glazed Front door, Door into Entrance Hall.

#### **Entrance Hall**

Overhead light fitting, Access to all rooms of the property; Lounge/Dining Room, Bedrooms 1, 2 & 3, Shower Room and Separate toilet, Kitchen/Breakfast room, Two Storage cupboards and an airing cupboard, Loft access, Radiator, Laminate wood effect flooring.

#### **Lounge/ Diner**

12' 3" x 19' 3" ( 3.73m x 5.87m )

Large double glazed window to Front aspect, Two over head light fittings, Radiator, Power points, Carpet flooring.

#### **Kitchen**

8' 2" x 17' 2" ( 2.49m x 5.23m )

Double glazed side door, Tiled splashbacks, Fitted Kitchen Wall and Base units with Work surfaces. Sink and drainer unit, Open plan with Breakfast Room, Eye level Electric Oven, Integrated electric hob with over head extractor fan, Tiled flooring.

#### **Breakfast Room**

8' 2" x 9' 7" ( 2.49m x 2.92m )

Double glazed window to Rear aspect, Sliding patio doors to Rear garden, Over head light fitting, Radiator, Power points, Tiled flooring.

#### **Bedroom 1**

12' 3" x 13' 11" ( 3.73m x 4.24m )

Double glazed window to Front aspect. Over head light fitting, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

10' 6" x 10' 4" ( 3.20m x 3.15m )

Double glazed window to Rear aspect, Over head light fitting, Fitted wardrobes. Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

Double glazed window to Rear aspect, Fitted wardrobe.

#### **Shower Room**

Double glazed window to Side aspect, Plastered ceiling, Tiled walls, Wash hand basin with under cupboard storage, Shower cubicle, Laminate wood effect flooring.

#### **Toilet**

Double glazed window to Side aspect, Partially tiled walls, Toilet. Laminate wood effect flooring.

### Outside

#### **Front Garden**

Paved path leading to Front door, Gravel either side, Paved driveway providing off road parking leading to Garage,

#### **Rear Garden**

Steps leading down to mostly paved low maintenance garden, Flower beds, Plants and Shrubbery.

#### **Garage**

16' 4" x 8' 2" ( 4.98m x 2.49m )



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## Nursey Close, Ellingham Bungay

- Three Bedroom Detached Bungalow
- \*\* No Onward Chain \*\*
- Lounge/ Diner
- Desirable Village Location
- Modern Kitchen/ Breakfast Room
- Low Maintenance Rear Garden
- Paved Driveway Leading to Garage
- Shower Room with Separate Toilet

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106342 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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