

Nursey Close, Ellingham Bungay NR35 2HD

welcome to

Nursey 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

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)



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

You enter the property via a Porch, which

to all rooms of the property. It boasts a

spacious Lounge/Diner which lets in an

Breakfast room which has plenty of

steps into the Entrance hall with easy access

abundance of natural light due with a large window to the front aspect. Just next door, conveniently located is a superb Kitchen/

cupboard storage space, integrated eye level

facilities. Bedrooms 2 and 3 also benefit from

fitted wardrobe storage. Externally, there is off road parking via a paved driveway which

accessible via the Breakfast room with Patio

maintenance garden. This fantastic property

has plenty to offer, meaning it would suit a range of buyers and offers the opportunity

leads to a garage. The Rear garden is

to make your own!

doors with steps leading down to a low

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 easily nearby.



welcome to

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





Lounge/DiningRoom

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



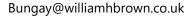


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BGY106342



Property Ref: BGY106342 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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