



**Lockhart Road, Ellingham Bungay NR35 2HB**

**welcome to**

## **Lockhart Road, Ellingham Bungay**

This beautifully renovated detached bungalow in Ellingham features a wide entrance hall, four bedrooms, spacious open plan living area, modern kitchen with island, and a light-filled lounge. The rear garden offers decking and patio areas, plus ample parking.



## Description

This immaculately presented detached bungalow in Ellingham is a true gem, having been thoughtfully extended and renovated throughout. Nestled in a peaceful cul de sac, it offers convenient access to local transport points, making it an ideal location for both tranquillity and connectivity.

As you enter, you're greeted by a wide entrance hall that leads to three generously sized double bedrooms, along with a smaller bedroom. The family bathroom is complemented by an additional cloakroom, providing ample facilities for family and guests alike.

The heart of the home is the spacious open plan kitchen, dining room, and lounge, designed to offer a modern living experience while allowing for distinct areas. The kitchen boasts sleek, modern units and integrated appliances, along with a stylish island featuring a down-draft extractor hood and a wine cooler. A skylight floods the kitchen area with natural light, creating a warm and inviting atmosphere, while also providing a softer light for the adjacent dining area.

At the rear, the lounge is bathed in natural light from the patio doors that open directly to the rear garden, enhancing the indoor-outdoor flow. An inner wall has been cleverly designed to create a snug-like area, perfect for those who enjoy curling up with a good book or immersing themselves in gaming.

The rear garden is a delightful outdoor space, featuring a well-maintained lawn complemented by hosting decking and patio areas, ideal for entertaining or relaxing. A variety of shrubbery adds vibrant splashes of color throughout the year. The front of the property offers a garage and ample off-road parking, adding to the overall convenience of this stunning bungalow.

## Location

Ellingham, Norfolk, is a charming village known for its picturesque countryside and tranquil atmosphere. Surrounded by rolling fields and lush landscapes, it

offers a peaceful retreat while still being close to larger towns. The village features quaint cottages, local amenities, and a strong sense of community. Residents enjoy easy access to scenic walking trails and nature, making it a perfect spot for those who appreciate rural living. Ellingham's welcoming environment and beautiful surroundings make it an appealing place to call home.

## Entrance Hall

Double glazed front door to front with glazed panel leading to entrance hallway, doors leading to all bedrooms, cloakroom, bathroom and open plan living space/kitchen. Picture rail, wall lights, radiator, sockets and carpeted flooring.

## Kitchen / Living Space

25' 5" max x 20' max ( 7.75m max x 6.10m max )  
Double glazed sliding doors to rear garden, full length double glazed window to rear garden and impressive skylight in kitchen area. Five fitted lights throughout the space. Kitchen area consists of a selection of modern tall and short base units with worktops and matching island holding a wine cooler, induction hob and down-draft extractor fan. The wall units hold a sink & drainer and plenty of worktop space for any culinary needs, wooden shelving, integrated fridge freezer and eye level double oven. Towards the living space you'll find wall shelving, tall wall radiator, sockets, TV point and wood effect flooring.

## Cloakroom

Stylish separate toilet including low level WC, wall mounted sink with mixer tap, tiled splashback and tile effect flooring.

## Bathroom

Inviting family bathroom with a three piece suite comprising of a corner bath unit, low level WC and hand wash basin, tiled wall and small glass panel to bath area, heated towel rail and wood effect flooring.

## Bedroom One

12' 1" x 11' 4" ( 3.68m x 3.45m )

Double glazed window to front, ceiling light, radiator and carpeted flooring.

## Bedroom Two

11' 4" x 10' 8" ( 3.45m x 3.25m )

Double glazed window to front, ceiling light, radiator and carpeted flooring.

## Bedroom Three

11' 1" x 9' 5" ( 3.38m x 2.87m )

Double glazed sliding door to rear, ceiling light, radiator and carpeted flooring.

## Bedroom Four

11' 4" x 6' 8" ( 3.45m x 2.03m )

## Bathroom

Three piece suite comprising of bath unit with shower attachment over, low level WC and hand wash basin, tiling around bath, ceiling light, radiator, towel rail and vinyl flooring.

## Rear Garden

Enclosed rear garden with laid lawn, hosting patio and decking areas.



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## Lockhart Road, Ellingham Bungay

- Spacious Four Bed Detached Bungalow
- Extraordinary Open Plan Kitchen Living Space With Island
- Attached Garage With Ample Off Road Parking
- Bathroom & Separate Cloakroom
- Extended & Modernised With Immaculate Condition
- Popular & Peaceful Cul-De-Sac Location
- Integrated Appliances & Thoughtful Storage Space
- Open To Offers

Tenure: Freehold EPC Rating: D

offers in excess of

**£355,000**



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