

Ellis Drive, Bungay NR35 1FL

## welcome to

## **Ellis Drive, Bungay**

\*\* Guide Price £280,000 - £290,000 \*\* Nestled in one of the prime plots on the prestigious St Johns Park development, this beautifully presented three-bedroom semi-detached home offers a fantastic opportunity for those seeking a stress-free move.













### **Accommodation**

### **Ground Floor**

### **Entrance Hall**

Ceiling Light, Storage cupboard, Radiator, Vinyl flooring.

### **Downstairs Wc**

Double glazed window to Front aspect, Ceiling light, WC, Wash hand basin, Radiator, Vinyl flooring.

### Lounge

16' 1" x 11' 4" ( 4.90m x 3.45m )

Double glazed window to Rear aspect, Patio doors to Rear aspect, Ceiling light, Radiator, Vinyl flooring.

### Kitchen

14' 1" x 8' 7" ( 4.29m x 2.62m )

Double glazed window to Front and Side aspects, Tiled Splashbacks, Fitted Kitchen with Wall and Base units and Work Surfaces, Sink and drainer unit, Hob, Integrated Oven, Integrated Fridge Freezer unit, Plumbing and integrated Washing machine and Dishwasher, Radiator, Vinyl flooring.

### **First Floor**

### Landing

Ceiling light, Cupboard, Radiator, Carpet flooring.

### **Bedroom 1**

12' 6" x 8' 9" ( 3.81m x 2.67m ) Double glazed window to Rear aspect, Ceiling light, Built in Wardrobe, Carpet flooring.

### **Bedroom 2**

9' 6" x 8' 9" ( 2.90m x 2.67m ) Double glazed window to Front aspect, Ceiling light,

Radiator, Carpet flooring.

### **Bedroom 3**

 $8' 9" \times 7' 1" (2.67m \times 2.16m)$ Double glazed window to Rear aspect, Ceiling light, Radiator, Carpet flooring.

### **Bathroom**

Double glazed window to Front aspect, Partially tiled walls, WC, Wash hand basin, Towel radiator, Bath with overhead shower unit, Vinyl flooring.

### Outside

### Garage

### **Rear Garden**

Patio and decking area.



Location

links.

**Description** 

storage.

Situated on Ellis Drive within the sought-after St

Johns Park development, this home benefits from one of the most desirable positions in Bungay. The

providing a safe and quiet environment. St Johns

proximity to local amenities, schools, and transport

This exceptional home has been finished to a high

standard throughout, with brand-new flooring and

while the spacious lounge provides a comfortable

generously sized bedrooms offer ample space for family living. The private rear garden is ideal for outdoor enjoyment, and the property also benefits

from a garage for secure parking and additional

With the added advantage of still being under warranty, this home is a fantastic option for buyers looking for a hassle-free purchase in one of Bungay's most desirable locations. Don't miss out on this

incredible opportunity-book your viewing today!

area for relaxation and entertaining. Upstairs, three

fresh décor, making it completely move-in ready. The

stylish, high-spec kitchen is perfect for modern living,

surroundings, family-friendly atmosphere, and

Park is renowned for its well-maintained

peaceful cul-de-sac location ensures minimal traffic,



### welcome to

## **Ellis Drive, Bungay**

- Three Bedroom Semi-Detached Home
- Downstairs WC and Upstairs Family Bathroom
- \*\* Guide Price £280,000 £290,000 \*\*
- Lounge with Patio Doors to Garden
- Rear Garden with Decking Area and Patio Ideal for hosting
- Kitchen with Integrated Hob and Oven, with Room for more White Goods
- 9 Years NHBC Warranty Remaining on Property
- Located Close to Historic Market Town with Weekly Market

Tenure: Freehold EPC Rating: B

## guide price

Property Ref:

# £280,000 - £290,000





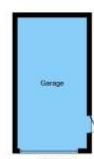


1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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 BGY106731 - 0004

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.

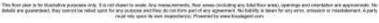






First Floor

Garage







Please note the marker reflects the postcode not the actual property





### 01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk

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.