



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.



Location

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 peaceful cul-de-sac location ensures minimal traffic, providing a safe and quiet environment. St Johns Park is renowned for its well-maintained surroundings, family-friendly atmosphere, and proximity to local amenities, schools, and transport links.

Description

This exceptional home has been finished to a high standard throughout, with brand-new flooring and fresh décor, making it completely move-in ready. The stylish, high-spec kitchen is perfect for modern living, while the spacious lounge provides a comfortable area for relaxation and entertaining. Upstairs, three 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 storage.

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!



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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.

Ensuite

Double glazed window to Side aspect, WC, Wash hand basin, Towel Radiator, Shower cubicle,

Spotlights, Vinyl 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" x 7' 1" (2.67m x 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.

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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
Council Tax Band: C

guide price

£280,000 - £290,000



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.ficelagent.com



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Property Ref:
BGY106731 - 0005

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