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*Mill Road*  
Ellingham, Norfolk



**MUSKER  
McINTYRE**  
ESTATE AGENTS

An amazing opportunity to purchase this charming semi-detached cottage located in the heart of the quiet rural village of Ellingham. Maintaining the original cosy feel of a cottage whilst boasting modern heating solutions, double galzed windows throughout and recent work on the roof and gutters. Furthermore a private garden is situated behind the house alongside an outside office. With a range of local amenities including a primary school, the infamous Olive Tree Italian restaurant, a post office and beautiful river walks, Ellingham has a lot to offer for a quiet rural village.

**Accommodation comprises briefly:**

- Kitchen/Breakfast Room
- Sitting Room with Wood Burner
- Double Bedroom
- Conservatory
- Cloakroom
- Garden Room
- Family Bathroom
- First Floor Office Space
- Rear Garden
- Carport
- Off Road Parking



**Property**

Entering the property from its front walled garden we step into the entrance hall, we are greeted with stairs to our left and a generously sized sitting room to our right. Boasting the original working fireplace, kitted out with a lovely multi-fuel burner the room has a great focal point whilst also keeping the house cosy during the colder months, the exposed timber roof beams from the original build compliment the fireplace and gives the cottage that vintage feel. Past the sitting room we enter our nicely sized kitchen which has wall and base units, plenty of worktop space with stainless steel sink, hob with extractor over and integrated double oven. There is adequate space for a small table and chairs, and with dual aspect windows the kitchen maintains its light throughout the day. A door leads into the long conservatory allowing us to access the rear garden, carport and outside office space whilst giving a nice space to enjoy the sun. At the rear of the conservatory we find the cloakroom with WC and sink. Going upstairs we enter the double bedroom with built in storage unit and plenty of space for a king sized bed. Through this room we have our office space and another two built in cupboards, this further leads into our three piece shower room with double shower including wall mounted folding shower chair, WC and wash basin vanity unit.



## Outside

From Mill Road we are greeted by a low wall and gate as means of entry into the front garden alongside access to the front door, the front garden is laid to lawn with a few small trees and some bushes that grow alongside the garden wall and stone paving leads to the front door. On the right side of the house we have our carport and driveway with enough space for up to 4 cars, we also have access to the conservatory from here. To the side of the carport we find our renovated garden room, with enough room for a double bed, this could make a lovely guest suite. Behind our carport and garden room we have our generous rear garden, mainly laid to lawn with a lovely patio area and hedges which section the area off from our neighbours gardens.

## Location

Micawbers Cottage is located in the sought after rural village of Ellingham. The village has a local shop/newsagents, primary school, playground, church, the well known 'Olive Tree' restaurant and a range of stunning river and green lane walks providing a variety of recreational pursuits. Bungay lies within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, the Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx 16 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Airsource heat pump (modern cheap to run heating solution). Mains Electricity, Water & Drainage.

Energy Rating: TBA

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR35 2PY

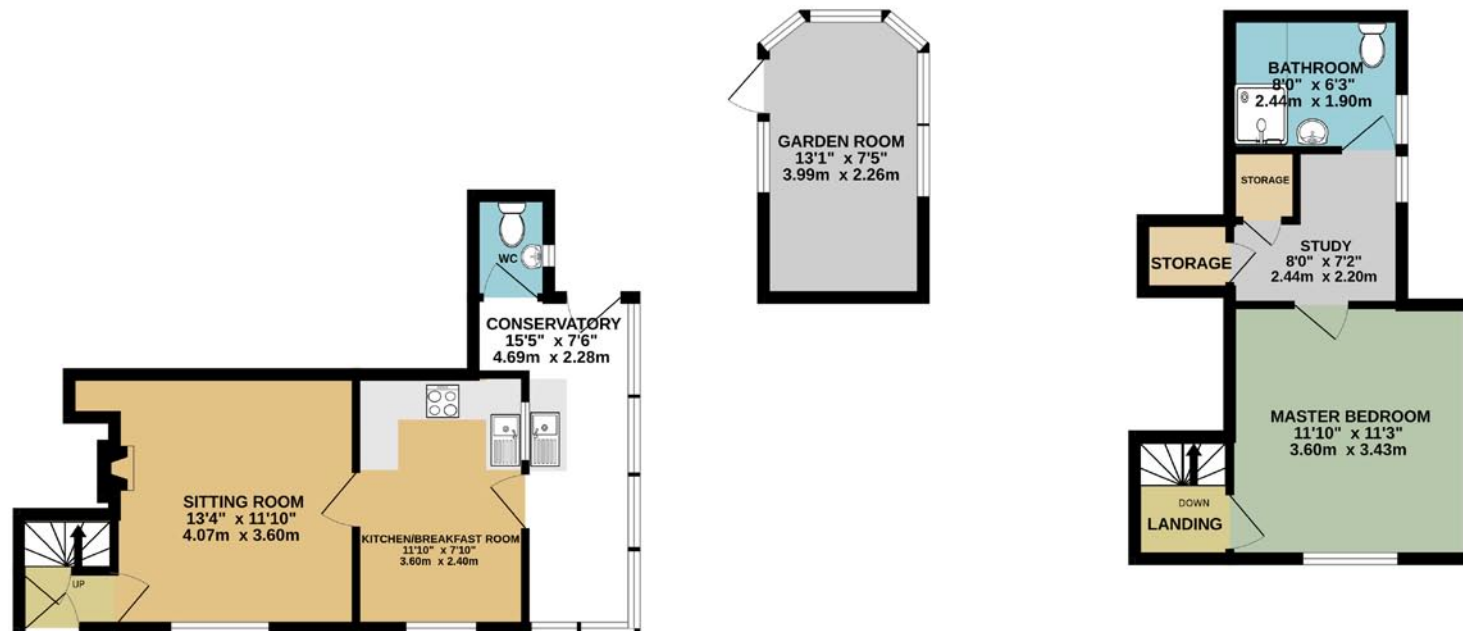
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £245,000**



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)