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*Nursey Close,
Ellingham, Bungay.*

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ESTATE AGENTS

Beccles - 3.4 miles
Bungay - 5.3 miles
Norwich - 17.5 miles
Southwold & The Coast - 18.3 miles

An excellently situated, detached, three double bedroom bungalow located in the popular village of Ellingham. The property offers deceptively spacious and versatile accommodation which comprises a 19.ft Sitting/Dining Room, Kitchen, Bathroom with separate W/C and three generous double Bedrooms. Outside the plot provides a larger than average rear garden which enjoys a westerly aspect whilst at the front we find ample parking leading to the garage. Offered with No Onward Chain, prompt viewing is advised.



Property

Entering the property via the front door we are welcomed by the generous entrance hall where doors lead to all of the rooms. To our immediate left we step into the sitting/dining room, a generous family space that is filled with natural light by a full height window that over looks the front gardens. On the opposite side of the hall we find our master bedroom which is an impressive size and again enjoys the view to the front of the plot. Stepping along the hall we pass an alcove on the left and the large airing cupboard on the right. To our right we find the bathroom and separate w/c, whilst to the left we step into the kitchen, this bright room enjoys a view of the rear garden and a door opening to the same. A range of fitted wall and base units line the kitchen providing space for an oven, fridge freezer and washing machine. A breakfast bar offer informal dining space and the sink is set below the window looking onto the garden. Back in the hall we find our two further double bedrooms both set at the rear of the property. These rooms offer flexibility in their use and are both ample to serve as a formal dining room as our vendor currently does. This completes the accommodation.







Outside

The front of the property is approached via the driveway which provides off road parking and gives access to the single garage where an electric, remote control door provides vehicular access. The front garden is paved with two large low lying borders that fill the garden with colour throughout the year. A path leads to the front of the property and continues to gated side access to the rear garden. The rear garden is fully enclosed by timber fencing and offers a larger than average space that has been laid to shingle. A range of shrubs and bushes bring colour to the garden and planted borders frame the space. A timber shed is in situ and a door enter the rear of the garage.

Location

The property is located in the village of Ellingham. The village has a local shop/newsagents, primary school, playground, church and the well know 'Olive Tree' restaurant. 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

Mains Electricity.
Mains Water. Mains Drainage.
Electric Heating & Hot Water System.
Energy Rating: F (prior to new heaters & Upvc double glazing)

Local Authority:

South BNorfolk Council
Tax Band: C
Postcode: NR35 2HD

Tenure

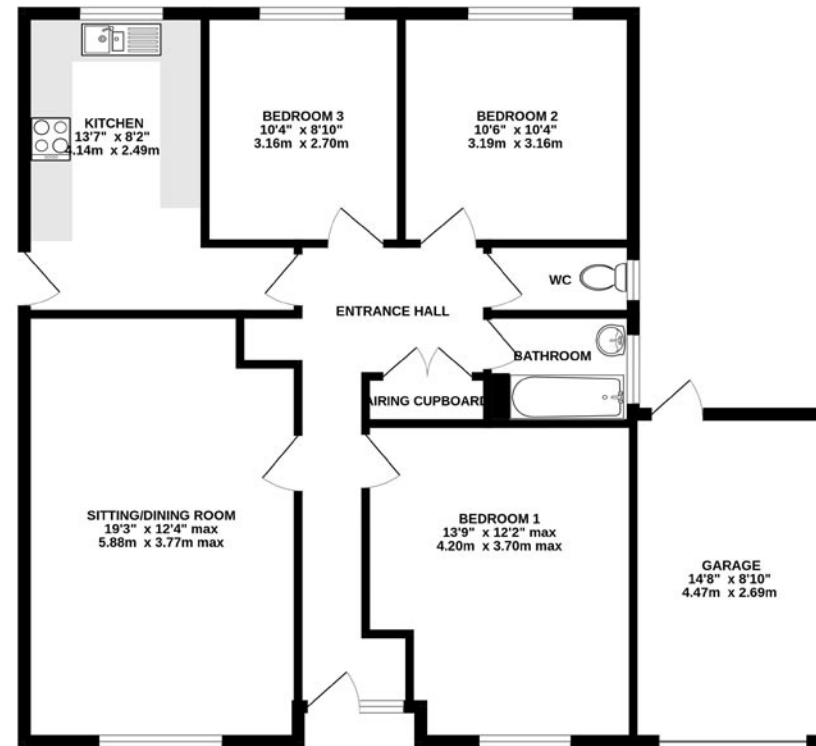
Vacant possession of the freehold will be given upon completion.

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: £265,000

GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA - 1023 sq.ft. (95.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

www.muskermcintyre.co.uk

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
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Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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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.