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Mill Road,
Ellingham, Suffolk.

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer CHAIN FREE a two-bedroom 17th Century semi-detached cottage, ideally located in the highly sought-after village of Ellingham. This property offers well-appointed accommodation on a fantastic plot, all within walking distance of the village amenities. While the property is in need of refurbishment, it provides an excellent opportunity for the new owner to make it their own. We highly recommend an early viewing to fully appreciate the potential of this charming home.

Accommodation comprises briefly:

- Hallway
- Sitting Room
- Snug
- Kitchen
- Lean-to
- Shower Room
- Master Bedroom
- Second Bedroom
- Generous Garden
- Workshop & Store
- Double Garage
- Off Road Parking



Property

Stepping through the front door, you'll find yourself in the hallway, where to your left is the shower room, complete with a shower cubicle, WC, and a vanity unit with a wash basin. A small step down and through a door leads you into the generously sized sitting room. This space features a beautiful fireplace with a wood burner as the main focal point. Stairs from here lead to the first floor, and a window offers views into the lean-to and then out to the rear garden. From the sitting room, you can also access the inner lobby, snug and the kitchen. The snug features a window to the front, which allows natural light to fill the room. The main focal point is a fireplace with electric fire, and there is a small corner unit for storage. This versatile room offers generous space, making it suitable for use as a dining room or an additional bedroom. The kitchen is equipped with fully fitted units, offering ample work surfaces. It includes a halogen hob and a one-and-a-half-bowl stainless steel sink situated under a window that provides views of the rear garden. Additionally, there is an integrated oven and ample space for all your white goods. The inner lobby opens into the lean-to, which is a versatile space perfect for storage or as a seating area with views of the rear garden. A door from here provides direct access to the garden. The stairs from the sitting room lead up to the first floor, straight into a single bedroom, with a low window facing the rear and an airing cupboard housing the hot water tank and boiler. A door from this room leads directly into the master bedroom, which has a window to the front aspect and a convenient storage cupboard.







Garden & Grounds

The property is approached by a shingled driveway that leads to a double garage and the main entrance. In front of the house, there's a well-maintained lawn bordered by hedges. The large rear garden is predominantly laid to lawn with pathways leading to various sections, including a shingle area at the very back. Additionally, there is a brick outbuilding divided into two distinct rooms: a smaller store room and a larger workshop. The garden also has three wooden sheds and a greenhouse. To maintain privacy, the rear garden is fully enclosed by tall hedges, some fencing, and walls.

Location

The property is located in the village of Ellingham. The village has a local shop/post office, primary school, playground, church and the well known 'Olive Tree' restaurant. Bungay & Beccles lie within the popular Waveney Valley and offer a good range of all the necessary amenities and shops, schools, antique shops, restaurants, Theatres (now showing films) and leisure facilities including swimming pools, gyms and a golf clubs. The Cathedral City of Norwich is 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins) plus an international Airport. The Suffolk heritage coastline is approx 30 mins drive.

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

Oil fired central heating. Mains electricity, water and drainage.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 2PY

What3Words: ///coasters.protects.hands

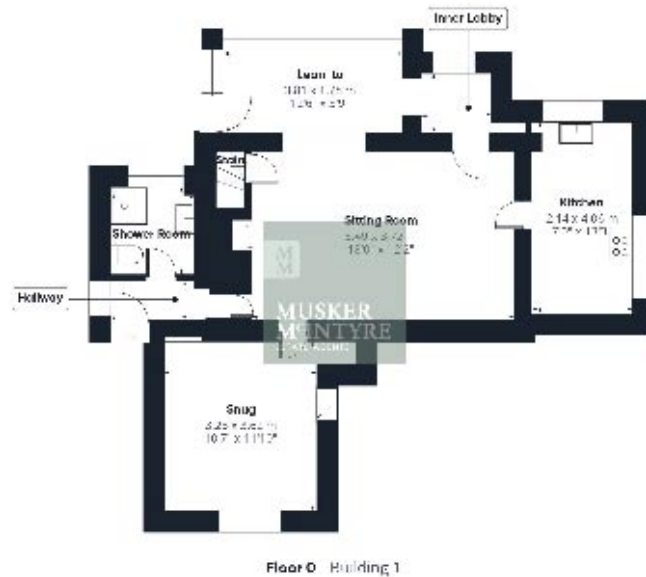
Tenure

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: £260,000



Approximate total area¹
80.3 m²
855 ft²



(1) Excluding balconies and terraces

Our agents are not responsible for the accuracy of the information contained in this document. We are not a surveyor and we do not provide a survey. This floor plan is intended for guidance only.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535

Loddon 01508 521110

Halesworth 01986 888205

www.muskermcintyre.co.uk

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.



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