



8 Mill Close

Ellingham, Bungay, NR35 2PU

Asking Price £220,000



## 8 Mill Close

Ellingham, Bungay, NR35 2PU

A fantastic opportunity to acquire this spacious three-bedroom detached bungalow, situated in the highly desirable village of Ellingham, conveniently located for easy access to Beccles, Bungay and Norwich. The property offers bright and airy accommodation throughout, comprising an L-shaped entrance hall, a generous lounge, separate dining room, large garden room, fitted kitchen, shower room, and three well-proportioned bedrooms. Outside, the bungalow benefits from a substantial driveway providing ample off-road parking, together with lawned gardens to the side and rear. Additional features include uPVC double glazing and oil-fired central heating, supplied by a modern, energy-efficient Worcester Bosch combination boiler. The property is offered at a realistic asking price and would benefit from some cosmetic updating, presenting an excellent opportunity for buyers to modernise and add value. Early viewing is highly recommended to fully appreciate the spacious accommodation and peaceful village setting.

### L-Shaped Entrance Hall

Fitted carpet, Upvc entrance door, loft access leading to loft space, Upvc window.

### Lounge

12'4" x 18'0" (3.76 x 5.49)

Fitted carpet, coved ceiling, triple aspect Upvc windows, brick fireplace, radiator, power points, T.V point.

### Dining Room

10'11" x 12'3" (3.34 x 3.75)

Fitted carpet, feature vaulted ceiling, Upvc window, radiator, power points, double Upvc doors leading into the garden room.

### Garden Room

13'7" x 14'2" (4.15 x 4.33)

Fixed poly carbonate roof, Upvc windows.

### Kitchen

12'7" x 6'9" (3.84 x 2.06)

Fitted floor tiles, range of solid timber kitchen units with extended work surfaces, double poly carbonate sink with single drainer, recess for white goods including plumbing for washing machine, tiled splash backs, power points, full length boiler cupboard, Upvc window & Upvc door.





### Shower Room

Wet room style flooring, open plan shower cubicle, low level W.C, wall mounted sink, full length heated towel rail, fully tiled walls, extractor fan, Upvc window.

### Bedroom 1

10'5" x 12'3" (3.18 x 3.74)

Fitted carpet, double aspect Upvc windows, fitted wardrobe, radiator, power points.

### Bedroom 2

9'8" x 8'10" (2.97 x 2.70)

Fitted carpet, radiator, power points, Upvc window.

### Bedroom 3

10'5" x 7'0" (3.18 x 2.15)

Fitted carpet, Upvc window, radiator, power points, fitted wardrobes.

### Outside

There are a range of wrap around gardens including a front driveway providing ample off road parking for a variety of vehicles that leads to a car port which provides further enclosed parking and to the side there is a lawned garden and to the rear there is a further lawned garden with metal storage shed, range of fruit trees and is all enclosed by high timber fencing and with a modern external combination oil fired Worcester boiler.

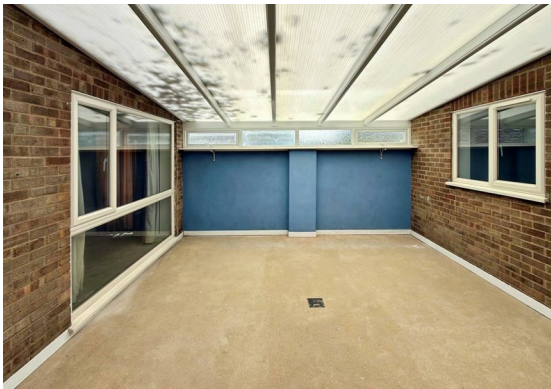
### Services And Tenure

Freehold

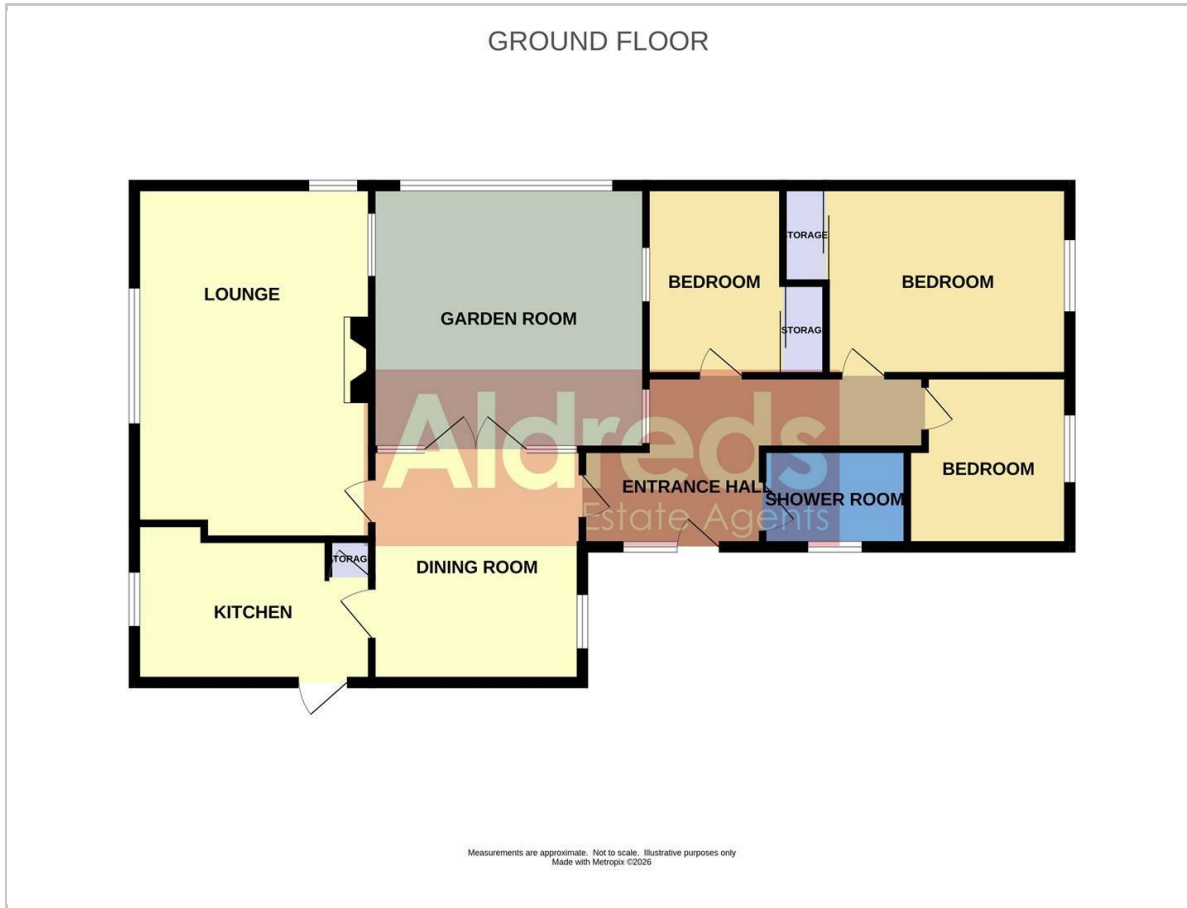
Oil Heating

Water And Drains Mains Supply

Council Tax Band - C



## Floor Plan



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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## Area Map



## Energy Efficiency Graph



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