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*Lockhart Road,
Bungay, Suffolk*

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ESTATE AGENTS

This excellently situated, detached chalet bungalow is located on a corner plot within a quiet cul-de-sac in the popular village of Ellingham. Presented in good condition throughout, this family home offers flexible accommodation extending to approximately 1,100 sq. ft. (STS). The property boasts three bedrooms, a sitting room, second reception room and an impressive kitchen/dining room that opens to a beautifully landscaped, private rear garden. Additional features include a large studio/home office and off-road parking.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- 2nd Reception Room/Office/4th Bedroom
- Ground Floor Shower Room
- Ground Floor Bedroom/Snug
- Two First Floor Bedrooms
- First Floor WC
- Landscaped Front & Rear Garden
- Large Studio/Home Office
- Off Road Parking



Property

Entering through the main entrance hall, you will find integrated storage and stairs leading to the first floor. To the left is a versatile room, formerly the garage, which is currently used for storage but could easily serve as office or even a fourth bedroom. The main sitting room is situated at the front of the property, providing a spacious and formal area for the family. Nearby, the shower room is part-tiled and features a corner shower, wash basin, WC, and a heated towel rail. Opposite the sitting room is a family room/snug overlooking the garden, which could also serve as a third bedroom. The highlight of the home is the extended kitchen and dining room at the side and rear. The kitchen offers ample wall and base units with wood-effect worktops, a one-and-a-half bowl sink and drainer, and a new integrated oven and hob with an extractor fan. It also includes an integrated wine cooler and space for various appliances, with a door leading to the garden. The dining area is filled with natural light and features sliding doors opening onto the outdoor decking. On the first floor, the landing leads to two well-proportioned bedrooms, one of which includes built-in storage. There is also a WC serving these bedrooms.







Outside

The property is situated behind mature hedging, which provides privacy for the lawned front garden and a shingle border ideal for potted plants. A side gate leads past a shed to the rear garden, while a brick-weave driveway offers off-road parking for two vehicles. From the dining room, doors open onto rear decking with steps leading down to a private, "secret" lawned garden nestled among mature planting. The main garden area, accessed via the kitchen, has been beautifully landscaped and paved to create an exceptional entertaining space, complete with an additional decking area. The grounds also feature raised beds, shingled areas, a large timber shed, and gated road access. Additionally, the garden includes a versatile timber summer house or studio. This insulated space is equipped with power and light, making it suitable for use as a home office, garden room, games room, or an additional bedroom.

Location

This property is located in a quiet cul-de-sac on Lockhart Road in the popular South Norfolk village of Ellingham. The village features a local shop and newsagents, a primary school, a playground, a church, and the well-known Olive Tree restaurant. The market towns of Beccles and Bungay are just a short distance away, offering a comprehensive range of amenities including shops, schools, antique stores, and leisure facilities such as indoor and outdoor swimming pools and a golf club. Additionally, the Cathedral City of Norwich is a 30-minute drive to the north, providing a mainline rail link to London Liverpool Street in approximately one hour and 54 minutes. The heritage coastline of Suffolk, including the beaches of Southwold and Walberswick, is also easily accessible at approximately 16 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating & hot water (new tank).
Mains electricity (new combi-boiler), water & drainage.

Energy Rating: E

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR35 2HB

What3Words: ///forces.rekindle.late

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: £375,000



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