



**Anchor Corner, Little Ellingham**

Guide Price **£385,000**

**DONNA VINCENT**  
**exp**

- Ref:DV1198
- Detached three-bedroom bungalow
- Comprehensively renovated over the past five years
- High-quality modern finish throughout
- Open-Plan Kitchen/Lounge/Diner ideal for modern living
- Main Bedroom with en suite
- Chain Free
- Generous plot of approximately ¼ acre
- Detached garage with light and power
- Beautiful field views to both front and rear in a peaceful location

**Council Tax Band: C**

**Tenure: Freehold**

### **Introduction**

Set within a truly peaceful setting and occupying a generous plot of approximately a quarter of an acre, this detached three-bedroom bungalow - originally built in the early 1970s - has been the subject of a comprehensive and carefully considered renovation over the past five years.

The property has been thoughtfully transformed into a high-quality, modern home, perfectly suited to contemporary living while enjoying beautiful field views to both the front and rear. The accommodation is both spacious and well-balanced, featuring an impressive open-plan lounge/diner, a well-appointed kitchen with adjoining utility room, three bedrooms, a stylish family bathroom, and the main bedroom with en suite.

Offering the perfect blend of countryside tranquillity and convenience, the property enjoys easy access to neighbouring villages and towns, making it an ideal choice for those seeking a peaceful lifestyle without compromising on connectivity.

### **Accommodation Comprises:**

**Entrance Hall** Front entrance door opening into an L-shaped hallway, featuring a radiator, inset lighting, and access to the loft space. The hall benefits from high-quality oak internal doors throughout, a built-in cupboard with shelving, and a bespoke fitted coat rack with bench and shelving above, creating a practical and stylish welcome to the home.



**Open Plan Lounge/Diner Living Area** A beautifully designed open-plan living space, perfect for modern day living and entertaining. The kitchen is fitted with a stylish range of grey units complemented by oak worktops, a stainless steel sink unit, and tiled splashbacks. There is an induction hob and a central island incorporating a low-level oven, with additional benefits including an under-counter fridge, under-counter freezer, and integrated dishwasher.

The dining and living areas offer ample space for a table and chairs, with uPVC sliding doors opening out to the rear garden, allowing for plenty of natural light. A woodburner set on a tiled hearth creates a cosy focal point, complemented by two contemporary anthracite radiators. A uPVC door from the kitchen area provides access through to the utility room.

**Utility Room** Fitted with matching under-counter cupboards and a stainless steel sink unit, the utility room provides space and plumbing for a washing machine, along with space for a tumble dryer. There is inset lighting and a uPVC side door giving direct access to the garden.

**Bedroom 1** A well-proportioned principal bedroom enjoying a rear aspect, featuring a radiator and a door leading through to the en suite.

**En Suite** A stylish and modern en suite fitted with a walk-in double shower complete with a drench shower head. The suite also comprises a WC and a wash hand basin with useful storage drawers below. Finished with tiled flooring and a chrome towel radiator, creating a sleek and contemporary space.



**Bedroom 2** A well-proportioned double bedroom enjoying a front aspect, with a radiator.

**Bedroom 3** A good-sized room with a front aspect, featuring a radiator and offering flexibility as a bedroom, home office, or study.

**Family Bathroom** A well-appointed suite comprising a bath with shower mixer tap over, WC, and a wash hand basin with useful cupboard storage below. The room benefits from tiled flooring, inset lighting, and a chrome towel radiator, creating a clean and contemporary finish.

**Outside** The property is set well back from the road, occupying a generous plot of approximately ¼ of an acre. A gravel driveway provides ample off-road parking for several vehicles and leads up to the garage.

The front garden is mainly laid to lawn with attractive shrub borders, enclosed by fencing to one side and hedging to the other. A wrought iron gate to the side provides access through to the rear garden.

The rear garden is predominantly laid to lawn, featuring a variety of established shrub borders and a mature tree, all enjoying attractive views over open fields to the rear. The garden is fully enclosed by fencing, offering a good degree of privacy.

**Garage** A useful detached garage fitted with an up-and-over door, benefitting from both light and power. There is also a uPVC side door providing convenient access directly into the garden.

**Agent's Note**

The current sellers have had architect drawings prepared for a rear extension to the property. Planning permission has not been applied for at this stage. Copies of the drawings are available upon request for any interested parties.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		