



Old Yarmouth Road, Ellingham,  
*Bungay, Suffolk.*

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ESTATE AGENTS

Beccles - 3.4 miles  
Bungay - 5.3 miles  
Norwich - 17.5 miles

**A deceptively spacious detached bungalow situated on a private road in the much desired village of Ellingham. The property offers generous accommodation which comprises three double bedrooms, study/bedroom four, sitting room, dining room and 20 ft kitchen breakfast room along with a separate utility and conservatory. Outside the frontage offers ample parking whilst at the rear the enclosed gardens enjoy a south westerly aspect. Early viewing is strongly recommended.**

**Accommodation comprises briefly:**

- Entrance Hallway
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Conservatory
- Utility
- Master Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- First Floor Study/Bedroom Four
- Double Garage



*125 Old Yarmouth Road, Ellingham, Bungay, Suffolk.*

**The Property**

Entering the property via the front door we are welcomed via the generous entrance hall where the feeling of space instantly starts to become apparent. Tiled flooring provides a practical complement to the space. The accommodation is particularly well appointed with the living space being set separate to the more private bedroom and bathroom areas. To our immediate left we step into the Sitting Room where a feature wall includes the fire place which provides a cosy focal point to this generous family room, a window over looks the front aspect whilst a door opens to the Kitchen Breakfast Room. The Kitchen Breakfast Room provides a real 'hub' to the home, at over 20 feet long ample space is made for working, entertaining and family life alike. a vast range of wall and base units provide ample storage and house the sink, double oven and hob. A Utility Room keeps the white goods and washing facilities separate from the Kitchen space and leads out to our rear gardens. Back in the Kitchen an arch way opens to Dining Room which provides a more formal entertaining space which in turn leads out to the generous Conservatory providing excellent additional space when needed or just the perfect spot to enjoy the afternoon sun. From the Dining Room a timber staircase rises to the only first floor room which is currently used as the Study but would make an ideal fourth Bedroom should this be required. A dormer window fills this space with natural light and over looks the front aspect. Returning to the ground floor and to the entrance hall we firstly find the Family Bathroom, a modern suite comprises a corner bath with shower over, w/c and hand basin set within a vanity unit. Tiled floors and walls compliment this modern space. Adjacent to the Bathroom is the Master Bedroom, this generous room enjoys windows to two aspects and benefits from in-built wardrobes. To the front of the property we find the second generous Double Bedroom which again enjoys dual aspect windows whilst completing the accommodation is the third of the ground floor Double Bedrooms which over looks the front aspect.



## Outside

The front of the property is approached via a private road which leads to the frontage where we find ample off road parking and access into the double garage. Gated access leads to the rear gardens whilst a storm porch leads to the front door. The rear gardens are fully enclosed by timber fencing and enjoy a south westerly aspect. A patio area leads from the conservatory which continues as a path around the property. The main gardens are laid to lawn with a superbly planned selection of flowering beds and mature planted shrubs and bushes which provide a delightful yet low maintenance garden.



### Location

This superb bungalow is located in the west side of the village of Ellingham. The village has a local shop/post office, primary school, playground, church and the well known '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) plus an international Airport.



### Fixtures & Fittings

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

### Services

Mains water, Mains Electricity,  
Oil Fired Central Heating  
& Private drainage

### Local Authority:

South Norfolk Council

**Council Tax Band:** D

**Energy Performance Rating:** D

**Postal Code:** NR35 2PG

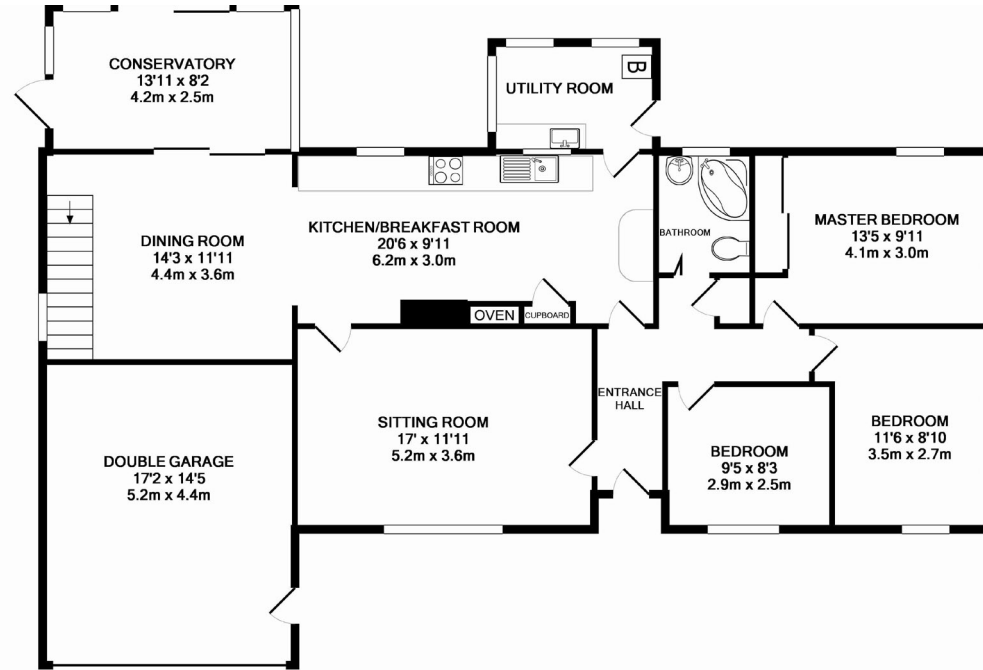
### Tenure

Vacant possession of the freehold will be given upon completion.

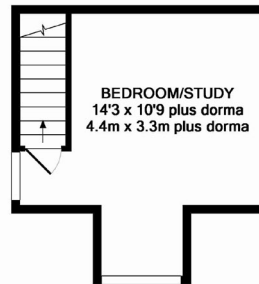
### Agents' Note

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.

**Offers In Excess: £250,000**



GROUND FLOOR  
APPROX. FLOOR  
AREA 1415 SQ. FT.  
(131.5 SQ. M.)



To arrange a viewing, or for additional information 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.