



Old Yarmouth Road
Ellingham, Suffolk



A superbly appointed, beautifully presented, modern four bedroom detached home situated in the popular South Norfolk village of Ellingham. The property has undergone an extensive refurbishment by the current owners offering bright, spacious accommodation designed with family life and entertaining in mind with the open plan sitting, dining and kitchen spaces a particular feature. Outside the generous frontage offers ample off road parking which in turn leads to a secure gated parking area and impressive double garage beyond. At the rear the garden echoes the standard inside and provides a generous space to make the most of the sunny aspect. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hallway • Cloakroom • Sitting Room • Dining Room
- Garden Room • Study • Kitchen • Utility
- Master Bedroom & En-Suite Shower Room
- Three Further Bedrooms • Family Bathroom
- Generous Gardens • Ample Parking and Double Garage



Property

Entering the property via the front door we step into the generous entrance hall where the feeling of space and light that flow throughout the home is instantly apparent. Doors open to all of the accommodation and the stairs rise to the first floor landing where the ground floor cloakroom is set adjacent. To our immediate left a door opens to the sitting room whilst to our right we find the study. The study enjoys a view to the front aspect and provides the perfect spot to work from, whilst being a good size that could serve as a second reception or play room if required. Heading along the hall we find the utility room situated to the right, the utility room offers access to outside providing the perfect place to wash down after an afternoon in the garden or enjoying one of the many surrounding countryside walks. A stainless steel sink is set into the worktop whilst space is made for a washing machine and dryer. Heading back to the hall we step into the dining room where the house comes into its own! At over 17.ft this exceptional entertaining space flows open plan to both the sitting room and kitchen, tile effect flooring that flows throughout the majority of the ground floor adds to the feeling of space and brings continuity to the spaces. A window looks onto the gardens whilst a door opens to the garden room. Stepping into the kitchen area we find a range of modern gloss finish wall and base units set against contrasting underlit granite worksurfaces. A one and a half bowl sink sits below one of the two windows and we find space for our appliances including an american style fridge freezer and range style cooker. Stepping through the dining area we enter the sitting room, another bright, well proportioned room that enjoys a window to the front aspect and French doors which open to the garden room which in-turn opens to the patio. A feature fireplace houses the wood burning stove whilst a door takes us full circle back to the hallway. On the first floor we arrive on the landing which leads to all of the bedrooms and bathroom. To the front of the house we find the two superb double bedrooms on either side of the staircase, the master enjoys an en-suite shower room boasting a modern shower, w/c and basin. To the rear of the house are the two large single bedrooms one of which benefits from a built in wardrobe. Completing the accommodation is the impressive bathroom which echoes the finish throughout and offers a bath, separate shower, wash basin and w/c.







Outside

Approaching the property from Old Yarmouth Road we are welcomed by an extensive brickweave driveway that offers ample off road parking to the front and gives secure gated vehicular access to the side of the property via double gates that open to provide further secure parking and leads to the exceptional double garage. The double garage enjoys an electrically operated double width door and benefits from power and light. A car enthusiasts dream or a fabulous workshop/hobby space. From the rear parking area we open into the recently landscaped gardens. At the back of the property a large patio leads from the garden room providing the perfect spot for summer entertaining complemented by two established palm trees. Stepping over the extensive lawn we find a raised deck providing a further seating area perfect for the evening sun. Walled and fenced boundaries enclose the space. At the rear of the garage a large log/garden store is in place whilst hidden to the side of the house we find a superb garden shed.

Location

'Medina House' is located on the rural side of the village set between Ellingham & Broome. 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

Mains electricity and water. Oil Fired Central Heating & Private Drainage.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2PG

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

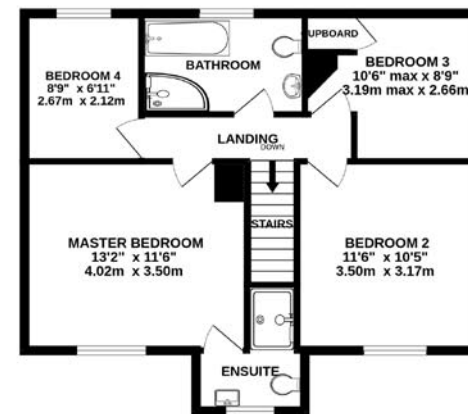
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £495,000

GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

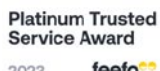
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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.



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