

# Arnolds | Keys



40 Church Street, Great Ellingham, NR17 1LE  
Guide Price £395,000



## Property Features

- Semi-Detached Cottage
- Three Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor Bathroom with Separate Shower
- First Floor Cloakroom
- Air Source Heating
- Double Glazed Windows
- Upgraded Insulation
- Long Garage & Separate Detached Workshop
- Enclosed Rear Garden



## DESCRIPTION

The property has been sympathetically renovated over the past few years, incorporating significant insulation to improve the energy efficiency of the house and an air source heat pump as well. In addition to the residential use, the premises have B2 consent which means that an owner can run commercial light industry from home with 3-Phase electricity in both the garage/workshop and the separate workshop.

## ACCOMMODATION

### ENTRANCE PORCH

6' 2" x 3' 5" (1.88m x 1.04m) Composite entrance door. Tiled floor with mat recess. Windows to either side and glazed panel door to sitting/dining room.

### SITTING/DINING ROOM

15' 11" x 14' 8" (4.85m x 4.47m) Pamment tile floor. Radiator. Inglenook fireplace with exposed bressumer beam and a wood burner with a beaten copper hood above on a pamment tile hearth. Stairs to first floor landing. Double glazed window to front aspect.

### FAMILY ROOM

13' 8" x 10' 5 + recesses" (4.17m x 3.18m) Oak floorboards. Radiator. Fireplace with ornate marble fire surround and a coal effect living gas fire in a period grate (not connected). Television point. Low wall panelling. Decorative coving. Ceiling rose. Double glazed window to front aspect.

### GARDEN ROOM

11' 0" x 10' 2" (3.35m x 3.1m) Radiator. Decorative coving. Double glazed windows either side of double glazed doors to the covered patio area.

### KITCHEN/BREAKFAST ROOM

22' 8" x 9' 6 max" (6.91m x 2.9m) Worktops with cupboards and drawers below and a stainless steel double drainer sink with mixer tap and cupboards and drawers below. Tiled splashbacks. Matching wall cupboards and a tall unit housing a built-in fan assisted double oven and grill with cupboards above and below. Inset five ring Baumatic electric hob with an Xpelair extraction unit above. Utility spaces below worktop with



plumbing for washing machine and dishwasher and further space for tumble dryer. Recess for American style fridge/freezer. Tiled floor. Radiator. Built in understairs storage cupboard. Built-in cupboard with the air source heating equipment. Double glazed windows to side and rear aspect. Composite stable type door to the covered patio area and rear garden.

### BOOT ROOM

Tiled floor. Light. Fitted shelves.







### **BATHROOM**

10' 1" x 8' 4 max" (3.07m x 2.54m) White suite comprising panelled bath with tiled surround. Oval bowl wash basin with mixer tap and cupboards below. Tiled splashback. WC with concealed cistern. Part tiled walls. Shaver point. Shower cubicle with a mixer tap and shower attachment and a rainfall shower above. Radiator. Extractor. Inset ceiling spotlights. Decorative coving. Double glazed window to rear aspect.

### **FIRST FLOOR**

#### **LANDING**

Exposed floorboards. Radiator. Wall panelling.

#### **BEDROOM 1**

11' 6" x 9' 5 + recess" (3.51m x 2.87m) Exposed floorboards. Radiator. Exposed brick chimney breast. Television point. Inset ceiling spotlights. Loft access hatch. Double glazed window to front aspect.

#### **BEDROOM 2**

10' 10" x 9' 1" (3.3m x 2.77m) Exposed floorboards. Radiator. Inset ceiling spotlights. Double glazed window to front aspect.

#### **BEDROOM 3**

11' 4" x 7' 3" (3.45m x 2.21m) Laminate floor. Radiator. Double glazed window to front aspect.

#### **CLOAKROOM**

White WC and suspended hand wash basin. Exposed floorboards. Radiator.

### **OUTSIDE**

There is off-road parking to the front of the property. Integral garage/workshop (25'8 x 7'1" minimum, 7'8" maximum) with up-and-over door, steps up to a mezzanine level, 3-Phase electricity supply, double doors to the rear garden. The rear garden is enclosed and laid to lawn with established shrub beds and borders. Raised garden pond. Covered block patio to the immediate area of the property. At the end of the garden is another workshop (19'5" wide x 15'4" deep) with double doors, overhead storage area, 3-Phase electricity supply. Air source heat pump.

#### **AGENT'S NOTES:**

Mains drainage, water and electricity.

There is a dual heating system where the heating and the domestic hot water systems are separate for energy efficiency and during the summer months the exterior heat pump is disengaged.

Council Tax Band: C

Tenure: Freehold

#### **LOCATION**

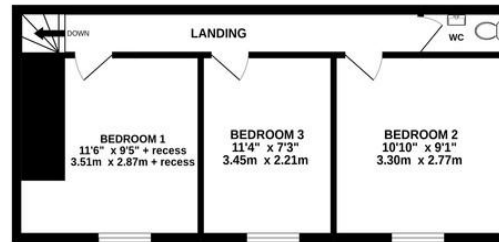
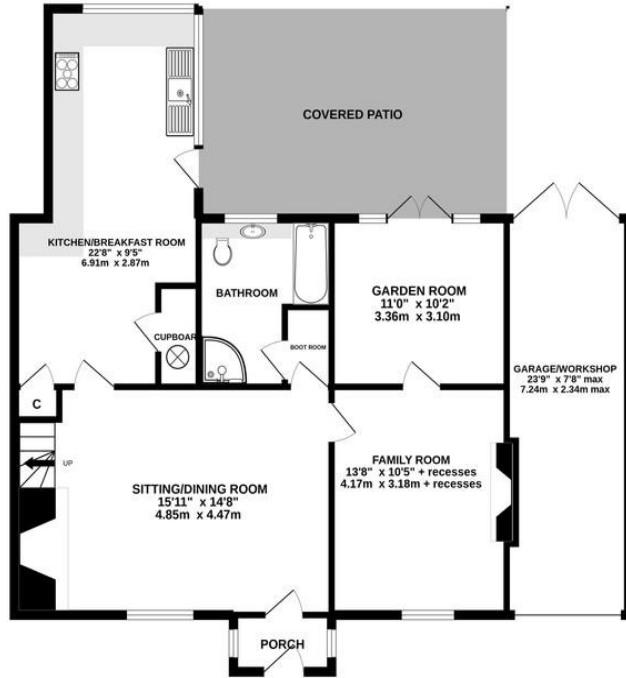
Great Ellingham is a popular village in South Norfolk, around 2 miles from the bustling market town of Attleborough which is just off the A11 dual carriageway and has a Rail Station on the Norwich to Cambridge line with links to London and beyond. Local amenities include the local pub, post office and a primary school.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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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