

LONG STREET

Great Ellingham, Attleborough NR17 1LL

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings Watson app. The screen shows a virtual tour interface with a 'Enter Virtual Tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.



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- Detached Family Home in NR17
- Two Storey Extension Added
- Open Kitchen/Breakfast Room
- Sitting & Separate Dining Room
- Three Bedrooms with Scope for Fourth
- Landscaped Gardens with Pergola
- Ample Parking to Front
- Storage Garage & Utility

IN SUMMARY

This DETACHED FAMILY HOME has evolved over time, DOUBLING IN SIZE with a TWO STOREY EXTENSION added to the original CLAY LUMP COTTAGE. The most RECENT CHANGES include a REFURBISHMENT of the interior, with OPEN PLAN accommodation created, and the EXTERIOR with LANDSCAPING of the gardens. Now spanning over 1400 Sq. ft (stms) with an entrance hall, RE-FITTED SHOWER ROOM, sitting room, SEPARATE DINING ROOM and the KITCHEN - with a CURVED BREAKFAST BAR, skylight lantern and with FRENCH DOORS to the garden. Upstairs THREE BEDROOMS with scope to create a FOURTH BEDROOM lead from the landing, and there is a FAMILY BATHROOM with a three-piece suite. PARKING is provided to front with a STORAGE GARAGE.

SETTING THE SCENE

The property is approached via a generous shingle driveway which provides off road parking for multiple vehicles and access to the main property. There is also a storage garage and side access which takes you

to the gardens.

THE GRAND TOUR

Once inside there is a wider than average entrance hall which is finished with a wonderful tiled flooring which seamlessly runs into the kitchen. The stairs leading to the first floor are also in this space and a door to the ground floor shower which has been recently refurbished with a walk-in shower and mosaic tiling. The kitchen is the heart of this home with French navy coloured cabinets finished with a light work surface and up-stands. There are two ovens built-in, a gas hob, integral dishwasher and a breakfast bar which curves round into the breakfast area. A characterful timber door takes you into the sitting room, which measures 18' with two windows facing to front and a matching timber door to the dining area. This dining area has space for a table and connects through an opening to the breakfast area and a door in to the utility room. Heading upstairs, the accommodation is currently laid out with three double bedrooms of which the main bedroom has a generous space for wardrobes. The adjoining double bedroom offers a window facing to front and at the opposite end of the landing, another good size double bedroom which has a dual aspect. The last room on this floor is the family bathroom which is nearing completion with a bath, low-level WC and pedestal hand wash basin.



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THE GREAT OUTDOORS

Stepping out of the French doors in the breakfast area, there is a wonderful sandstone patio running across the rear of the property providing a perfect entertaining space. To one corner, there is a pergola with a barbecuing area - steps, then leads to the lawned garden which has flower beds, shrubbery and trees at the boundary. There is also a timber storage shed to one corner.

OUT & ABOUT

The popular village of Great Ellingham that has local amenities including a village shop and The Crown public house. Great Ellingham is situated in south west Norfolk and is about 2 miles from the A11 dual carriageway which has good access to both Norwich and the south including Cambridge, Newmarket and Stansted Airport. Hingham, the popular small Georgian market town is about 3 miles to the north and has a good range of local amenities, as does Attleborough that also has a railway station with a regular service to Cambridge and Norwich.

FIND US

Postcode : NR17 1LL

What3Words : ///briefing.slimming.jogging

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1430.60 ft²
 132.91 m²

Reduced headroom
 11.31 ft²
 1.05 m²

1430.60 ft²
 132.91 m²

