

CHURCH ROAD

Little Ellingham, Attleborough NR17 1JN

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS WATSON

- Well Maintained Detached Bungalow
- Approximately 0.3 Acres (stms)
- Quiet Setting Close to Market Towns
- Scope to Extend or Convert Loft
- Sitting/Dining Room & Kitchen
- Three Bedrooms
- Mature Gardens with Generous Lawn
- Parking, Garage & Utility Room

IN SUMMARY

This home is TUCKED AWAY in the rarely available village of LITTLE ELLINGHAM and occupies a plot spanning 0.3 ACRES (stms). With a GENEROUS PARKING AREA to front, the accommodation is laid out with a SITTING ROOM, which opens to the DINING ROOM, KITCHEN and FAMILY BATHROOM. The sleeping accommodation leads from the CENTRAL HALLWAY and features THREE BEDROOMS of which all will fit a DOUBLE BED. The remainder of the plot which is not parking and property, is LAID TO LAWN mostly with TREES, plantings, SHRUBBERY, patio and even a POND. From the front to the rear boundary, this property is KEPT PRIVATE with HIGH LEVEL HEDGING.

SETTING THE SCENE

As you turn off Church Road and approach this home, there is a high-level hedging which obscures the property from view until you are on the driveway itself. Straight ahead after following the shingle driveway there is the main door, garage door and side access.

THE GRAND TOUR

Underfoot as you enter there are luxury carpets, coat and shoe storage space and plenty of built-in storage. Immediately on your right, there is a cloakroom with a two-piece suite which is positioned next to the wet room which was updated in recent years. All three bedrooms are at one end of the property of which the main bedroom has a window facing to front and the two other rooms which both fit a double bed face to rear. The sitting room is dual aspect with plenty of opportunity to shuffle furniture with the seasons due to its size. There is an opening to the dining area which is finished with full height windows and a door to the garden. The kitchen also has a door to the garden, wall and base level cabinets and plenty of space provided for appliances. There is a built-in electric double oven, electric hob with an extractor fan above along with the kitchen sink which is positioned perfectly under a window allowing you to enjoy views of the garden.

THE GREAT OUTDOORS

Immediately outside, there is a hard standing pathway which connects to the utility room and the garage. This opens to a generous lawn which has been planted and manicured over the years ensuring it only needs maintaining with no further thought as to planting. Flowerbeds have been created with stone borders and the septic tank has been tastefully blended into the garden so it remains screened. There are a range of outbuildings in situ of which two are for storage and one could be a perfect place to sit and enjoy the pond which is in situ with a pump system.



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OUT & ABOUT

The nearby popular village of Great Ellingham that has local amenities including a village shop and The Crown public house and 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 1JN

What3Words : ///procures.signature.stow

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⁾
1098.20 ft²
102.03 m²

