



THE STORY OF

Magnolia House

Little Ellingham, Norfolk

SOWERBYS

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Magnolia House

7 The Green, Little Ellingham,
Norfolk, NR17 1LT

Detached Family Home in Popular
Village of Little Ellingham

Extensive Landscaped 0.25 Acres
(STS) with a Swimming Pool

Spacious and Flexible Living Accommodation

Immaculately Presented Interior

Modern Fitted Kitchen Featuring an Island

Dual-Aspect Lounge and Delightful Conservatory

Four Well-Proportioned Double Bedrooms
with a En-Suite in the Principal

Family Bathroom

Detached Double Garage

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“A beautiful property that boasts so much
character and charm.”

Magnolia House; an elegant and mature detached family residence nestled on The Green, in the highly desirable village of Little Ellingham. This magnificent property sits on exquisitely landscaped grounds spanning 0.25 acres (STS) and offers a generous and versatile 2,000 sq. ft. of living space.

As you approach the property, a sweeping gravel driveway adorned with mature and well-tended borders, alongside lush lawn, welcomes you. The ample parking area leads to the integral double garage with automated doors, adding convenience and security. The exterior beautifully sets the stage for the impeccable interior that lies within.

Once inside, you'll be greeted by a wonderfully light and airy entrance hall. The stand-out feature is an open tread staircase that gracefully leads to the first-floor landing, adding a touch of grandeur to the space. The hand-fitted kitchen/breakfast room, boasts integrated Neff appliances, a convenient island, and elegant work surfaces, making it a dream for any aspiring chef.

Completing the main floor are additional practical spaces such as the utility/boot room which cohesively matches the cabinets in the kitchen and adjoining WC, providing utmost convenience and functionality.



The focal point of the main floor is the 21' dual-aspect lounge creating an inviting environment. Sliding doors lead from the lounge to a delightful conservatory; for all year-round comfort, and enjoyment of the stunning surroundings.

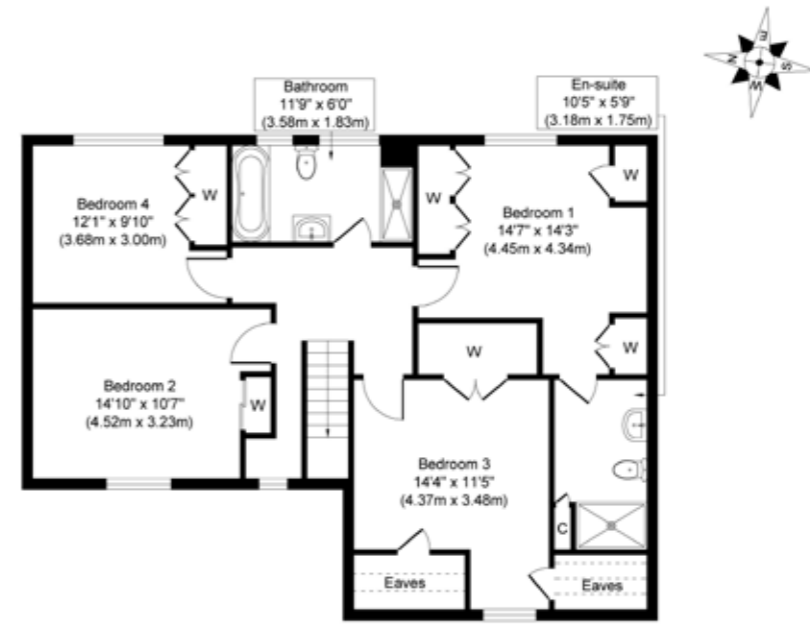


The first floor houses four well-proportioned double bedrooms, providing ample space for the entire family. The principal bedroom is a true retreat, featuring fitted Sharpes furniture and a high-spec en-suite shower room, adding a touch of sophistication to your daily routine. The family bathroom is equally impressive, offering a luxurious bath and ample storage for all your essentials.

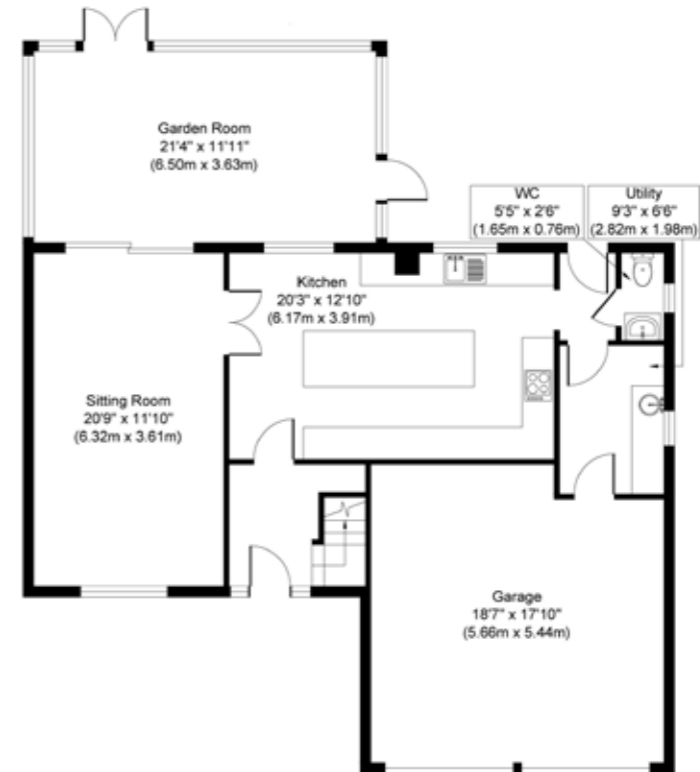


“Sophistication is found throughout the property - the kitchen is modern with a hint of glam.”





First Floor
Approximate Floor Area
943 sq. ft
(87.58 sq. m)



Ground Floor
Approximate Floor Area
1284 sq. ft
(119.28 sq. m)



Outbuilding
Approximate Floor Area
132 sq. ft
(12.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The allure of Magnolia House extends beyond its interior, as the rear garden is a true haven for garden enthusiasts. Impeccably landscaped borders, manicured lawns, and multiple sitting areas provide a serene environment to relax and unwind.

But that's not all - a stand-out feature awaits at the far end of the garden: an impressive 32'x15' swimming pool with a wrap-around terrace. Take a dip in the refreshing waters or enjoy the pool house with a private WC and changing room. For added convenience, the adjoining boiler room houses the filtration system and an oil fired boiler can be found here, ensuring year-round pool enjoyment.

Magnolia House strikes the perfect balance between luxury, space, and tranquillity, offering an idyllic setting for families to create cherished memories. With exceptional indoor and outdoor living spaces, this property is truly a dream home that exudes sophistication and comfort.



ALL THE REASONS



Little Ellingham

IN NORFOLK
IS THE PLACE TO CALL HOME



North of Attleborough and west of Wymondham, Little Ellingham was recorded in the Domesday Book as having just 19 households, and although the village has grown over the centuries, it still offers plenty of rural charm. Smaller than its sister village, Great Ellingham, which sits two miles south with train routes to Norwich and Cambridge, commuters can easily tuck themselves away in the smaller sibling at the end of the working day.

St Peter's Church sits on the edge of the village, an East Anglian peculiarity thanks to its square, south side tower and porch – one of only nine in Norfolk – glossy brown font and French-style stained glass windows, following a 19th century restoration, partly funded by Edward VII who donated 21 guineas. Nearby, the Clock Tower is a beautiful Italian ornate landmark which was built in 1885 as a folly to the Hall and Hall Farm.

When the demands of modern life call, the village's larger neighbours offer every convenience with supermarkets, restaurants, a fitness centre and football club at Attleborough – head to Gaymers Park which has an outdoor gym for a relaxed workout. Wymondham too has plenty to choose from, including a Waitrose and large garden centre, but don't miss a stop at historic Wymondham Abbey which hosts a vibrant calendar of arts and spiritual events.

Wymondham College, half way between Wymondham and Little Ellingham, is an outstanding state day and boarding school which was established in 1951 on a former airbase and is today an incredible contemporary site which attracts pupils from across the UK.

With fantastic schools, easy access to retail and leisure activities and a prime location for commuting to the county capital, less than 20 miles away, Little Ellingham has plenty of period properties on generous plots – discover your own Norfolk hideaway.



Note from Sowerbys



“A wonderful home in a popular location - fantastic area for families”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-0871-2813-7431-2090-9305

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///infants.normal.hagging

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