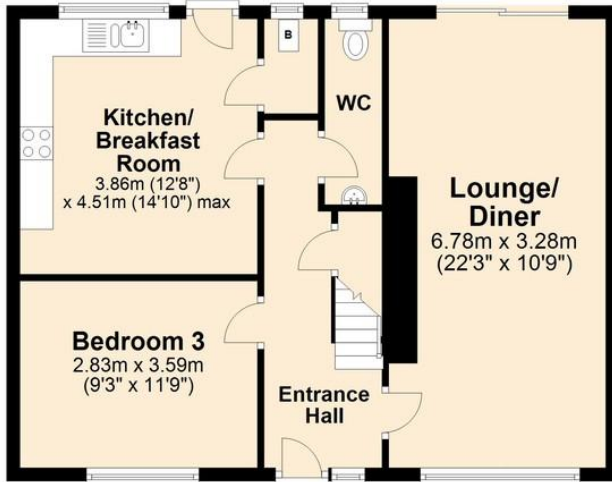


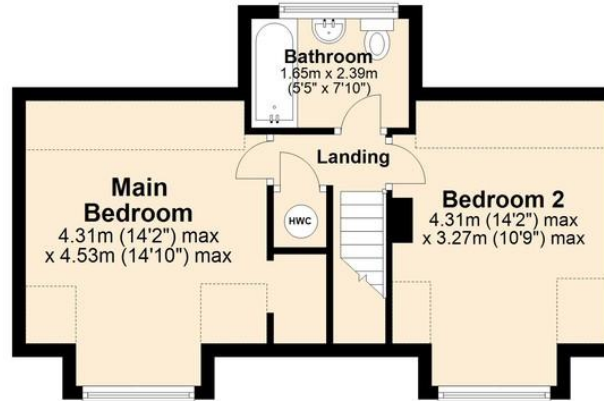
Ground Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 98.0 sq. metres (1055.0 sq. feet)

OUTSIDE

Situated in a popular village location, the property is fronted by mature hedging, creating a degree of privacy, plus a generous driveway providing off-road parking for multiple vehicles and access to the approx. 16'10 x 8'10 garage with up and over door. An iron gate between the house and garage leads through to the approx. 34' x 27'3 max. rear garden space which is mainly laid to lawn and features flower bed borders, mature shrubs, plus 2 patio seating areas. The oil tank can also be located within the rear garden.

DIRECTIONS

Head into the village from Attleborough on Attleborough Road, B1077 and turn left onto Church Street. Passing St James Church and The Crown Public House on your left, follow the road where the property can be found on the right-hand side, just past the turning onto Rectory Lane.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

C

Energy Efficiency Rating Current D 56 Potential B 82



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Enjoying village life, this 3 bedroom detached chalet has easy access to major road links and amenities. Boasting a 22'3 dual aspect lounge/diner with sliding doors to the garden, kitchen/breakfast room featuring walk-in pantry, plus off-road parking for multiple vehicles, single garage and enclosed garden - do not miss out!

Church Street

Great Ellingham | Attleborough
Norfolk | NR17 1LE

£1,100 pcm

Detached chalet, situated in a popular and convenient village location

2 first floor double bedrooms including main bedroom with storage, plus ground floor bedroom 3

14'10 kitchen/breakfast room with shaker-style units, walk-in pantry and garden access

Impressive dual aspect lounge/diner featuring sliding doors to the garden

Ground floor WC and first floor family bathroom with mixer tap

Oil fired central heating and double glazing

Generous off-road parking for multiple vehicles and single garage

Enclosed low maintenance rear garden with lawn and patio seating areas

Ideally located for amenities, schools and road links

Available mid-October 2023

