

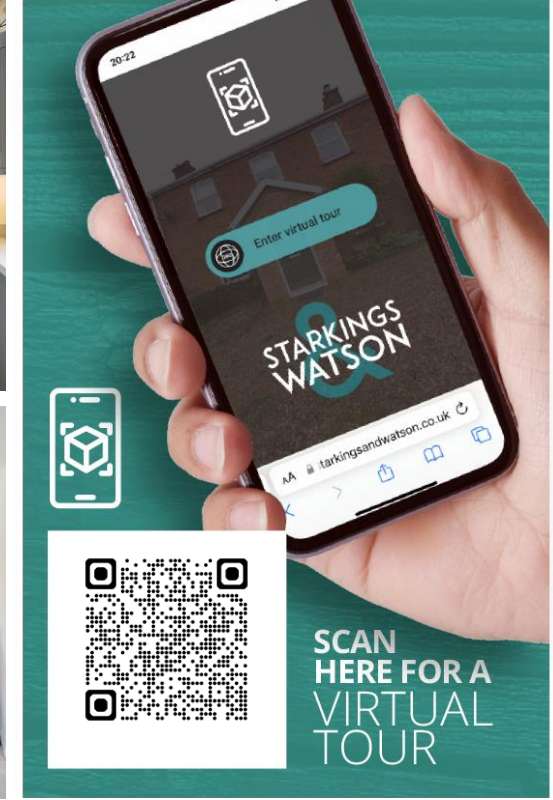
HONEYBEE CLOSE

Great Ellingham, Attleborough NR17 1TL

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Detached Home
- Newly Built with NHBC Remaining
- Quiet Cul De Sac Position
- Sitting Room with Bifolds
- Open Plan Kitchen / Dining Room
- Four Ample Bedrooms
- Air Source Heating
- West Facing Landscaped Gardens, Drive & Garage

IN SUMMARY

This NEWLY BUILT MODERN family home is located in the POPULAR village of GREAT ELLINGHAM close to ATTLEBOROUGH with a range of local amenities. The house benefits from modern finishes such as BI-FOLDS in the sitting room onto the garden and AIR SOURCE CENTRAL HEATING as well as plenty of space extending to approximately 1100 SQ FT internally (stms). The accommodation comprises; welcoming entrance hallway with W/C, main sitting room with bi-folds, modern kitchen/dining room, FOUR AMPLE BEDROOMS two of which have fitted wardrobes and the family bathroom. Externally you will find LANDSCAPED WEST FACING REAR GARDENS larger than expected as well as gardens and driveway parking to the front. In addition, there is a DETACHED 20ft x 10ft garage to the front. With this being a new build, you will find the property is presented in excellent condition and can be found down a small cul-de-sac.

SETTING THE SCENE

The property can be found off a small cul-de-sac with a hard standing driveway to the front providing off road parking leading to the single detached garage with up and over door, power, light and storage above. The larger than average garage measure 20ft x 10ft. The generous and well kept frontage offers lawns with low level hedging and a pathway leading to the main entrance door to the front. On either side of the house, you will find gated access to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a large welcoming entrance hallway with stairs to the first floor landing, built in cloaks cupboard and the w/c. To the left of the hall is the main sitting room with a dual aspect including bi-folds onto the rear garden. The open plan kitchen/dining room is found the other side of the hallway. The dining area is to the rear with doors out onto the garden and a large built in cupboard with plenty of space for the dining table. The modern kitchen features plenty of units with squared edge worktops over. The kitchen features integrated fridge/freezer, dishwasher and washing machine as well as electric oven and induction hob. Heading up to the first floor landing there is plenty of natural light as well as airing cupboard and loft hatch access. You will find four bedrooms off the landing with two doubles and two singles. Both doubles have built in double wardrobes. There is also a well fitted four piece family bathroom with separate bath and shower.



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THE GREAT OUTDOORS

The sunny west facing rear garden offers more space than you might expect to find. The garden is landscaped and well kept with generous lawns and a large extended paved patio, ideal for outside dining. There are raised planting borders as well as well stocked mature borders to the rear. There is a decked area, greenhouse and timber fencing enclosing. The modern air source heating system can also be found in the rear garden.

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 1TL

What3Words : ///scorch.breakaway.appeal

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised as with many new build developments there is a communal service charge in place for the upkeep of the communal areas.

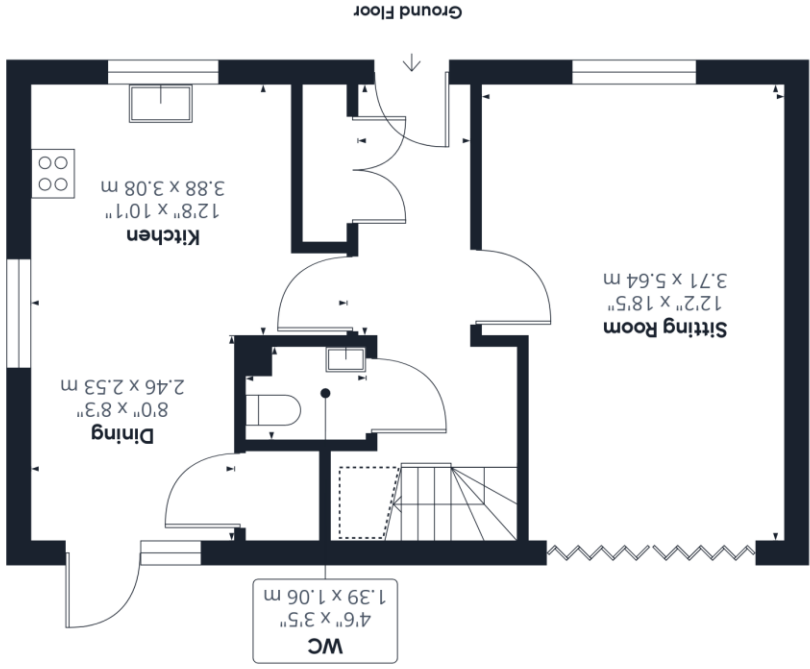
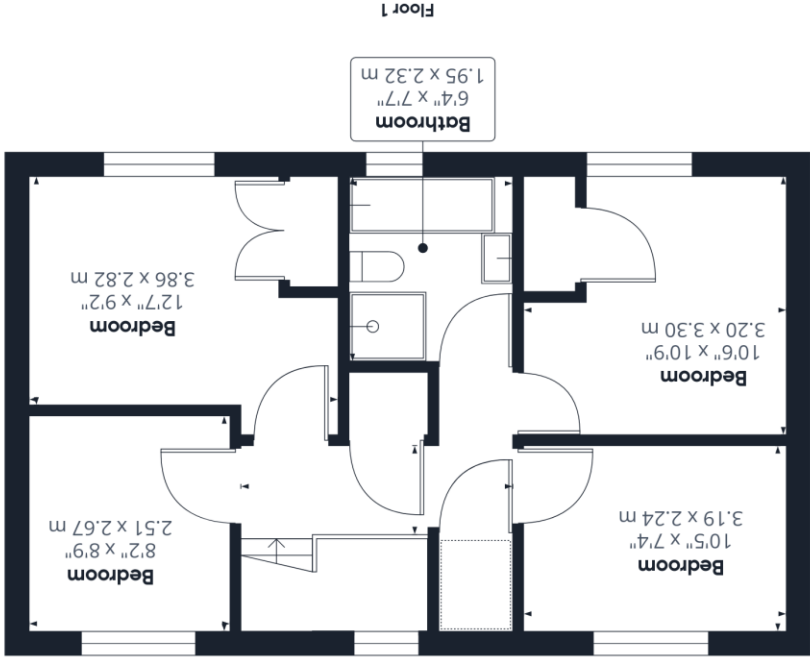
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Price:



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⋮ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom
10.49 ft²
0.97 m²

Approximate total area^m
1046.12 ft²
97.19 m²