23 Long Street
Great Ellingham
Attleborough
Norfolk
NR17 1LL

Offers Over £220,000
Location
This character Norfolk cottage can be found in this popular village, which has a post office/stores, an excellent public house with restaurant, a primary school and a church. Just a couple of miles down the road is the market town of Attleborough which has an excellent range of facilities including a rail station on the Norwich to Cambridge line, and from Cambridge there are connections to London Kings Cross. The cultural centre of Norwich is within easy reach just 16 miles away via the A11 which is fully dualled to the A14.

- Character Norfolk cottage
- 2 double bedrooms
- Spacious ground floor accommodation
- Wood burning stove and feature beams
- Fitted kitchen with AGA
- Conservatory overlooking rear garden
- Generous rear garden
- Non-estate position
- 3 miles from Attleborough
The Property
The charm and character of the generous ground floor living space really stand out in this pretty Norfolk cottage. Alongside the warm and cozy beamed sitting room with chimney breast and ‘clear view’ wood burning stove, is a useful dining area and a well appointed modern kitchen which has an AGA stove and range of useful cupboards. A large conservatory runs along the back of the cottage and has good views and access onto the rear garden. There is a small landing and two double bedrooms on the first floor (one bedroom leads into the other). The bathroom is located on the ground floor.

Outside
There is a driveway and garden to the front of the cottage, with a stepping stone pathway which leads to the front entrance door. The enclosed rear garden is landscaped and comprises paved patio and lawn areas with various flower beds and shrubs to borders and inset. At the bottom end of the garden is a wooden summer house; a great place to, relax and admire the garden. The cottage has a right of way along the side driveway where there is further parking space for another vehicle, which is in line with the rear garden.

Services
Mains electricity, water and drainage are connected to the property. An oil fired boiler provides domestic hot water and heating to the cottage.

Directions
From the A11 heading south, take the 2nd exit to Attleborough. Travelling out of the town on the B1077 continue into Great Ellingham and take the left hand turning into Chequers Lane. Proceed along for a short distance joining Long Street, where the cottage will be found on the left hand side.

Viewing
Viewings are strictly by appointment with TW Gaze.

Freehold
Ref: 2/17771/RM
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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**Ground Floor**

Approx. 72.0 sq. metres (774.8 sq. feet)

**First Floor**

Approx. 37.8 sq. metres (407.0 sq. feet)

Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

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In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.