



1 Lakeview
Church Street
Great Ellingham
NR17 1PX

Guide Price : £390,000





- One of an exclusive development of 6 properties
- Completed in 2022 to an exceptional standard
- Beautiful marble topped fitted kitchen
- Tucked away village location
- 3 Double bedrooms
- Off road parking to front and rear
- Fishing lake available for use upon request
- Under build guarantee. No Onward Chain!
- Non overlooked and enclosed rear garden
- Highly regarded South Norfolk Village

Location

Located in the popular village of Great Ellingham, which has a post office/store, 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.





The Property

One of only 3 houses and 3 bungalows in a tucked away exclusive cul-de-sac in the heart of this popular village. The high spec build was completed in 2022. The ground floor is mainly laid to a striking herringbone LVT, the entrance hall makes way for a WC/cloak room and spacious sitting room. Most notably on this level is the striking kitchen/breakfast room. Fitted with bespoke wall and floor units and complemented by an central island with further storage units. The modern suite is topped with a marble surface and holds integrated dishwasher and bin stores. The kitchen currently utilises a high end SMEG range cooker and American style fridge/freezer available by separate negotiation. There is also a handy and dep under stairs storage cupboard, currently adapted to house the washing machine for a useful laundry room. Dining area making use of the views through the double doors to the private enclosed rear garden.

The first floor is laid to carpets and features three good sized bedrooms. The master suite complemented by fitted wardrobes and ensuite shower room. Both family bathroom and ensuite are in excellent order with vanity sinks and waterfall showers installed.

Outside

Approached by a private driveway. To the front of the property is turning space and off-road parking for two cars in tandem. To continue down the drive there is further parking to the rear plus an area of car park adjacent to the fishing lake, which is available to be used with permissions from the nearby owner. The property also has a tidy and enclosed rear garden mainly laid to lawn and non-overlooked.

Services


Mains water, electricity, and drainage are connected. Air source heating to radiators upstairs and under floor controls on the ground floor.

Viewing

Strictly by appointment with TW Gaze.

Freehold

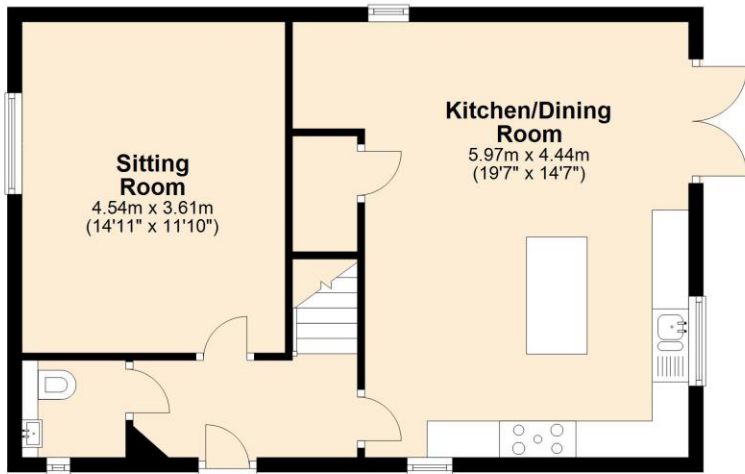
Council Tax Band – C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	88	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM

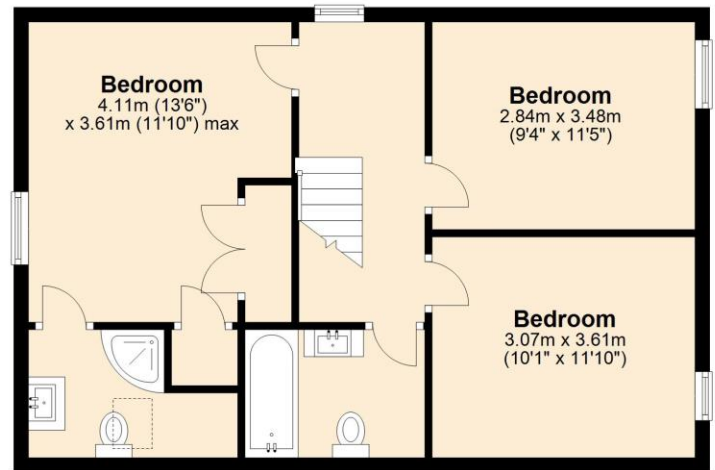
Ground Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 109.2 sq. metres (1175.2 sq. feet)

For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

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.

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

rural@twgaze.co.uk
www.twgaze.co.uk

