



The Glebe House  
Attleborough Road  
Little Ellingham  
NR17 1JH

Guide Price: £375,000- £400,000





- Detached residence requiring refurbishment
- 3 bedrooms, 3 reception rooms
- Striking timbers
- Double ended driveway and garage
- Field views to rear
- Popular village location
- No onward chain

### Location

Little Ellingham is a small, rural village which benefits from a great community spirit due to its village hall that hosts a good variety of local groups and events. Whilst the village is modest in its offering of amenities, the village of Great Ellingham (just two miles away) has several other useful facilities, including a popular pub (The Crown) and village convenience store and Post Office. A wider range of facilities can be found in the market town of Attleborough, just 4 miles away, including a numbers of businesses, independent shops, cafes and supermarkets (including Sainsburys and Lidl). There are also bus connections and a railway line connecting Norwich, Ely, Cambridge. London can also be reached within a couple of hours.





## Property

The house offers a huge amount of character, with numerous striking timbers and beams throughout, as well as a prominent Inglenook and wood burning stove. The house would make for a great project for someone to get stuck into, with good proportions, including spacious living/dining room, sitting room and bright landing.

## Outside

Generous double ended, gravel driveway with various mature shrubs inset. The driveway allows plenty of space for parking and this leads to a detached, single garage and store behind. Access to both sides of the house lead to a shallow rear garden and conservatory. There are field views beyond the rear boundary.

## Services

Mains water and electricity

## How to get there:

W3W: rewarded.cleanest.greed

## Viewing

by appointment with TW Gaze

## Tenure: Freehold

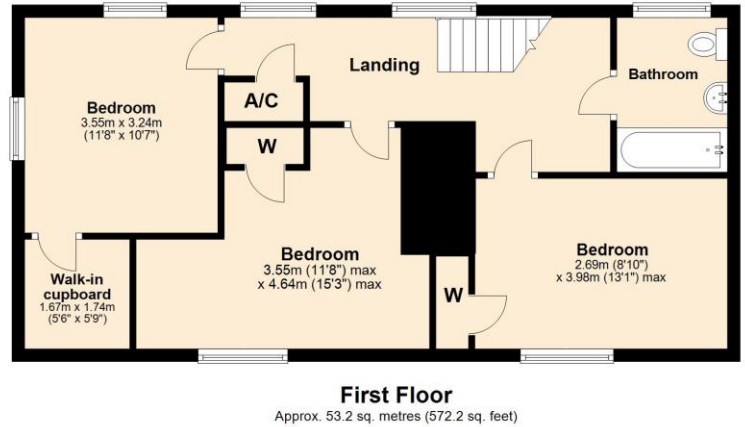
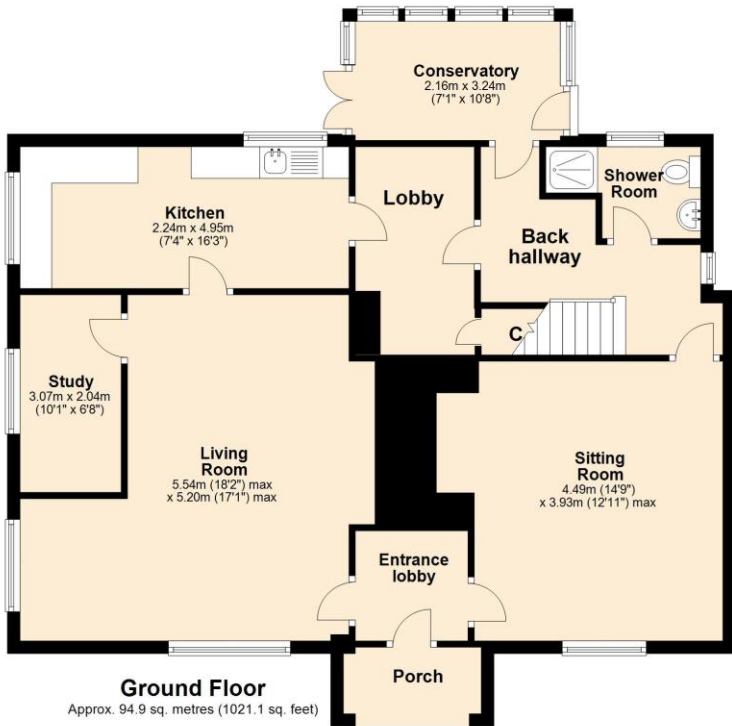
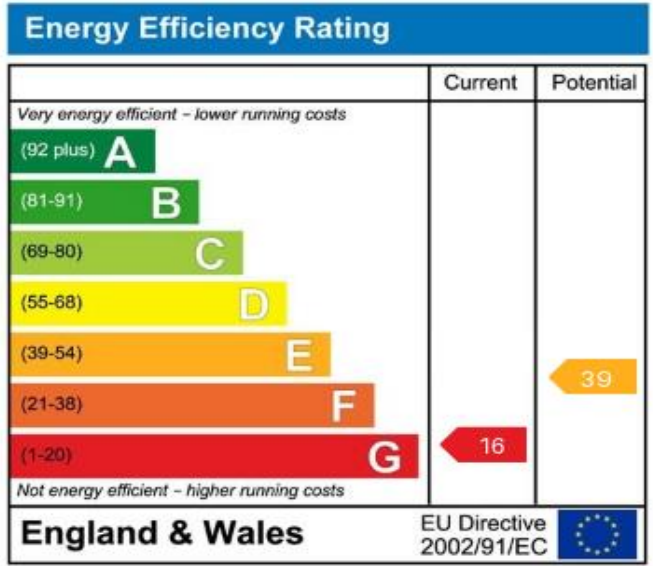
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Total area: approx. 148.0 sq. metres (1593.3 sq. feet)

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