



Lakeview I  
Church Street | Great Ellingham | NR17 1PX  
Guide Price £375,000

twgaze



# Lakeview | Church Street | Great Ellingham | NR17 1PX

Formally part of the exclusive Lakeview development. A quiet cul-de-sac of only 6 properties beyond a picturesque fishing lake. Statement marble topped fitted kitchen, 3 bedrooms and off road parking to front and rear. No onward chain.

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

## Full Description

### 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 6 properties 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

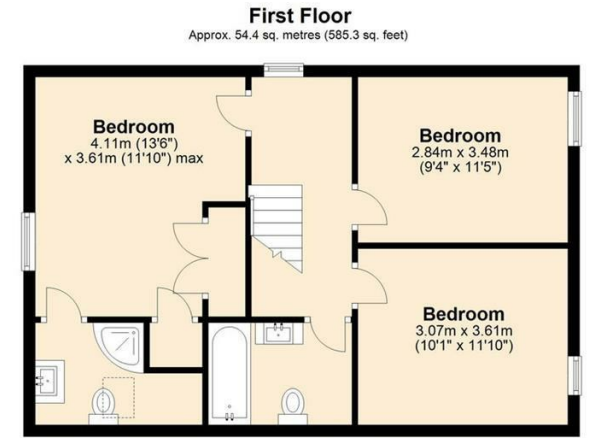
Mains water, electricity, and drainage are connected. Air source heating to radiators upstairs and under floor controls on the ground floor.

#### Viewing

Strictly by appointment with TW Gaze.

#### Freehold

Council Tax Band – C



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

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

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