



THE STORY OF

95 Long Street

Great Ellingham, Norfolk

SOWERBYS



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Great Ellingham, Norfolk
NR17 1LN

Detached Individual New Build Home

Internal Accommodation Stretching
to almost 2,800 Sq. Ft.

Five Double Bedrooms

Study and Snug/TV Room

Open-Plan Kitchen/Dining Room

Large Sitting Room

Four Bathrooms, Two Being En-Suites

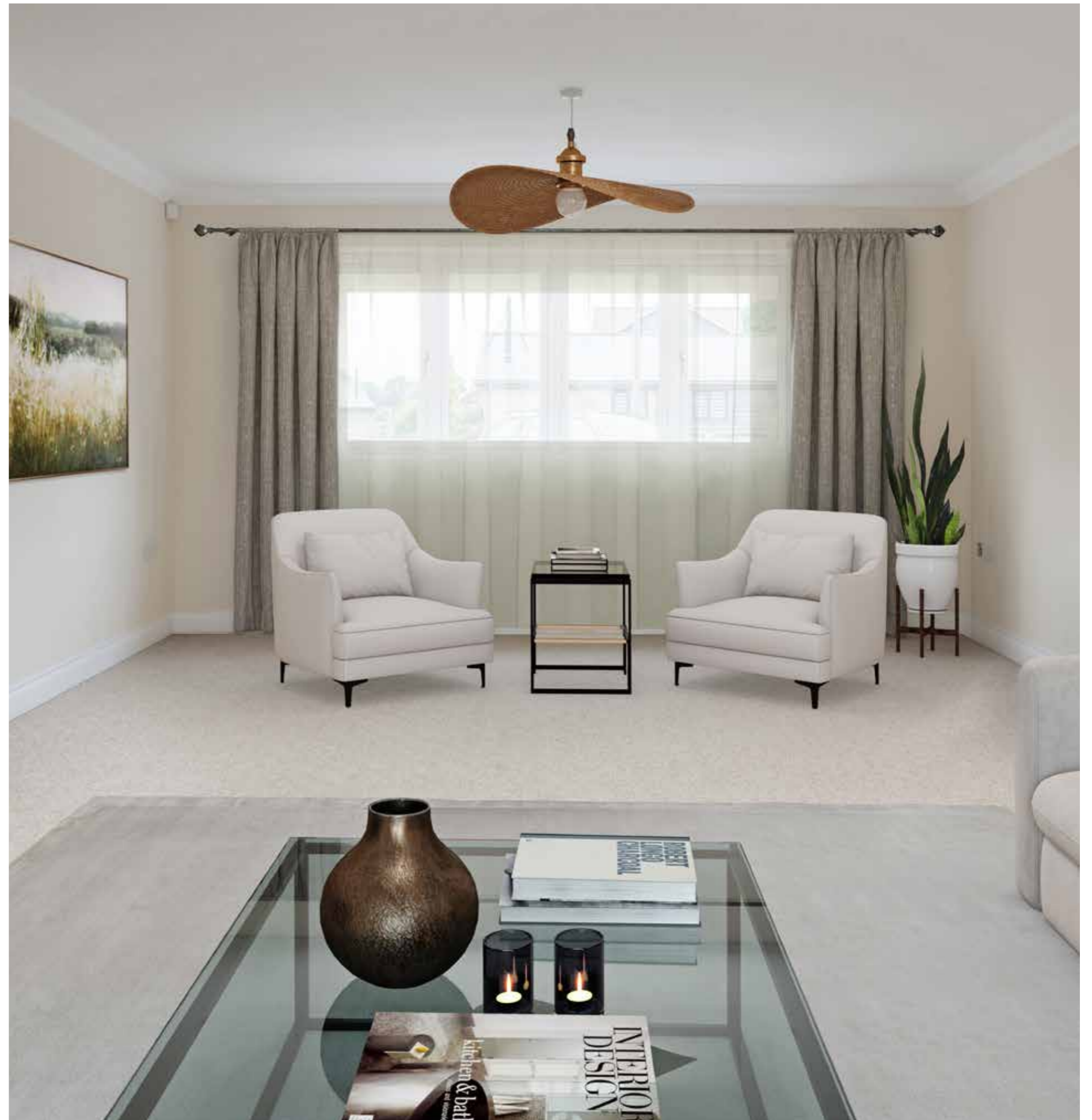
Double Garage

No Onward Chain

SOWERBYS WATTON OFFICE

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Discover the epitome of luxury living in this custom-built, 2,800 sq. ft. residence. Expertly designed to offer an expansive and unique layout, this home boasts well-proportioned and versatile rooms. A highlight of this remarkable property is the stunning kitchen/dining room, which includes a suite of high specification appliances and a Quooker boiling water tap. Opening up through bi-folding doors to a generous terrace and low maintenance lawned garden, it's ideal for both family gatherings and entertaining guests.

Constructed with modern brick and block cavity walls, this home ensures excellent insulation. An energy-efficient air source heat pump provides heating, with underfloor heating on the ground floor and radiators upstairs, ensuring reduced energy consumption. The property also features CAT 6 wiring, a 7-year builder's warranty, a water softener, and a 7kW electric car charging point.

Set back from the road and accessed via double five-bar gates, the property features a spacious driveway framed by post and rail fencing. At the front, a large double detached garage (5.48m x 5.34m) offers an electric roller door, eaves storage, and a side entrance. Additional parking is available on the southern side of the property, which also provides access to the rear gardens. These gardens include a spacious paved patio and are enclosed by concrete post and panel fencing.

This extraordinary home combines modern elegance with practical features, creating an ideal setting for a refined and comfortable lifestyle.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Great Ellingham

A STRONG COMMUNITY IN THE
HEART OF BRECKLAND



A popular Breckland village, Great Ellingham benefits from a number of amenities including a primary school, recreation centre, village shop, post office and public house. In addition, the village is within easy reach of the A11 which gives easy access to Norwich, the A47 and furthermore to London and the Midlands.

Great Ellingham is conveniently situated just two miles from the vibrant market town of Attleborough which offers well regarded schooling for all ages, an excellent range of local services and specialist independent retailers, Sainsbury and Lidl stores and a thriving business community. The train station provides direct trains to Norwich and Cambridge.

Three miles to the north, the many and varied local shops of Hingham have the special character of a small market town, with grand Georgian architecture surrounding its village green. There's an excellent range of amenities, and frequent bus services provide access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich.

18 miles away, the cathedral city of Norwich has many restaurants, shops, supermarkets and services including an international airport.



Note from Sowerbys



Aerial view of the property

“...an ideal setting
for a refined
and comfortable
lifestyle.”



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0320-3096-8340-2194-0551

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///club.business.timer

AGENT'S NOTE

Some images have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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