



THE STORY OF

46 Long Street

Great Ellingham, Norfolk

SOWERBYS



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46 Long Street

Great Ellingham, Norfolk
NR17 1LN

Detached Family Home

Internal Accommodation of 2,393 Sq. Ft

Five Double Bedrooms

Three Reception Rooms

Family Bathroom, Shower Room
and En-Suite to Principal

Downstairs WC

Utility Room

Mature Garden with Greenhouse
and Summer House

Countryside Views to the Rear

Double Garage

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Set in the wonderful village of Great Ellingham, within walking distance of the village shop and pub is this superb five-bedroom detached family home. Set over three floors the property stretches to over 2,300 sq. ft.

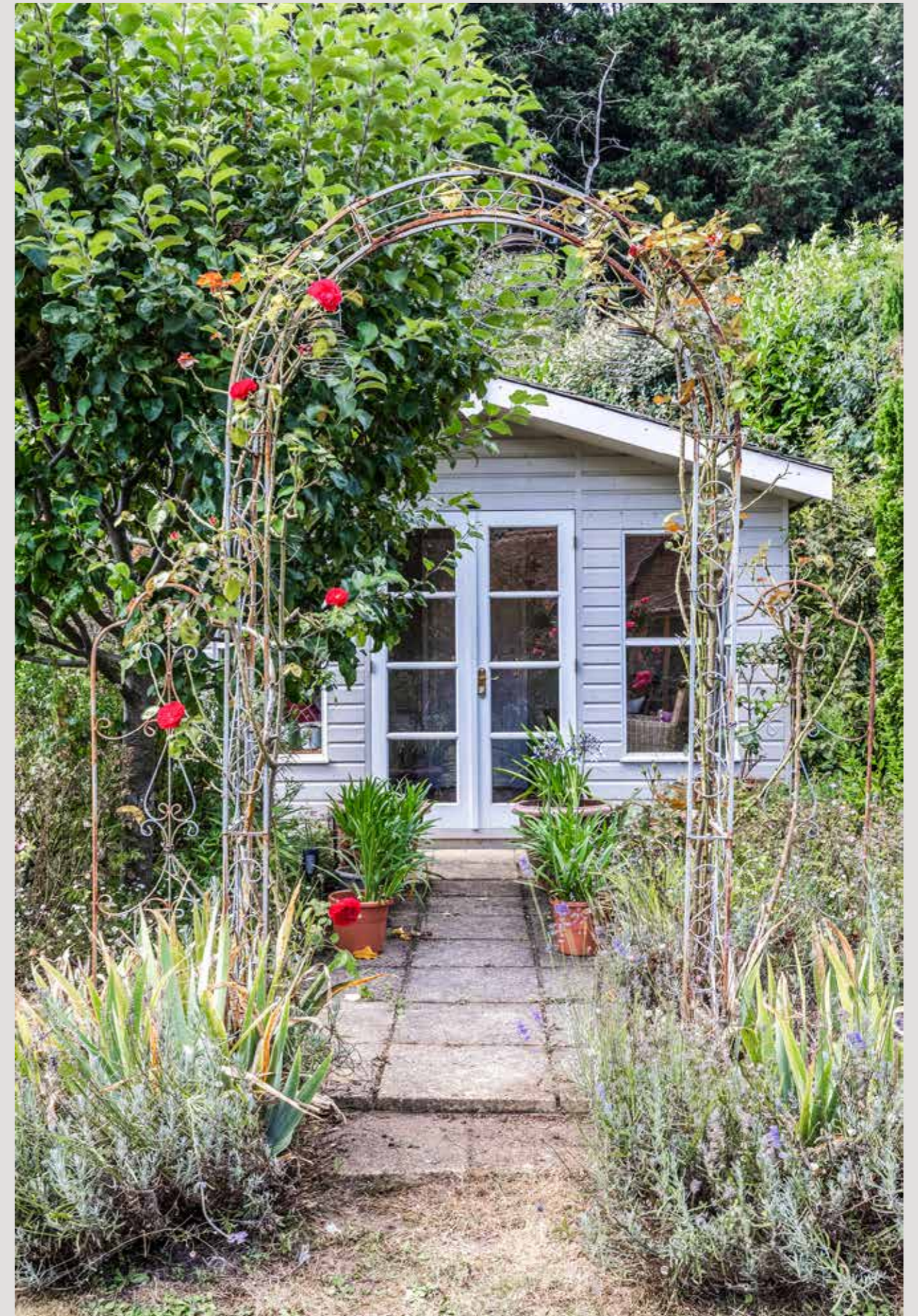
The property is positioned at the end of a small driveway, behind a wooden gate, with parking enough for several cars on the shingle driveway which leads up to the double garage.

Entering the front door, we step into a warm and welcoming hallway, to the left is a large sitting room that stretches to over 21 ft. in length, along one wall is a bespoke, hand crafted bookshelf/media wall, and matching fireplace mantle around the wood-burner giving the feel that it was always there.

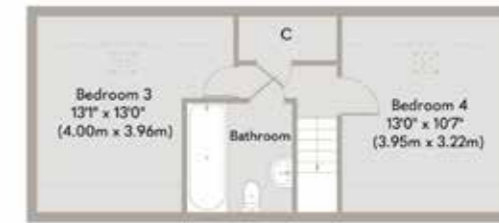
French doors at the back of the room lead to the conservatory that connects the main home to the double garage, creating a wonderful space to sit no matter the weather to appreciate the garden and views beyond.

To the other side of the ground floor is an open-plan shaker style kitchen/dining room featuring a breakfast bar. The utility room adjoins the kitchen. Lastly on the ground floor is a WC leading off the hall.

On the first floor there are three double bedrooms, the principal suite spreads the length of one side of the house and large built-in wardrobe and en-suite shower room. The other two rooms sharing the family shower room. Rising to the second floor we find another two double bedrooms and a family bathroom and eaves storage spaces..



Outside and to the rear is a mature garden that has a lovely mix of trees shrubs and lawned area, there is a partially brick-built greenhouse and at the very back of the property is a summer house that makes the most of the wonderful views. As mentioned earlier the property has a shingled driveway to the front, a double garage and a mature front garden with lawned area.



Second Floor
Approximate Floor Area
398 sq. ft
(36.93 sq. m)



First Floor
Approximate Floor Area
607 sq. ft
(56.38 sq. m)



Ground Floor
Approximate Floor Area
1,388 sq. ft
(128.92 sq. m)



Outbuilding
Approximate Floor Area
172 sq. ft
(15.99 sq. m)

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.



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F..

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2798-9480-2224-6121

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: ///quiz.remision.earlobes

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SOWERBYS

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