



THE STORY OF

# 18 Long Street

*Great Ellingham, Norfolk*

SOWERBYS





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# 18 Long Street

Great Ellingham, Norfolk  
NR17 1LN

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Detached Non Estate Chalet

Four/Five Bedrooms

Sitting in a Plot of a Third of an Acre (STMS)

Internal Accommodation Stretching  
to over 2,690 Sq. Ft.

Detached One Bedroom Self-Contained Annexe  
with Planning Permission Granted to Rent

Large Brickweave Driveway

Air Source Heat Pump System  
with Underfloor Heating

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**SOWERBYS WATTON OFFICE**

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Situated in the heart of Great Ellingham, this home enjoys the charm of rural living with the convenience of nearby amenities. The village features a popular pub, a cricket ground, and a primary school, while being just 2.5 miles from Attleborough and 12 miles from Dereham.

The property features a bright and welcoming family sitting room, a high-specification kitchen with utility room, and a charming orangery overlooking the garden. With en-suite bedrooms, a spacious layout, and seamless access to the attached double garage, this home is designed for modern comfort.

The detached, self-contained annexe provides additional flexibility, perfect for providing privacy for extended family or guests, as private workspace, or even to provide an additional income as a holiday or long term rental. The annexe is finished to the same high standard and includes an open-plan kitchen, dining and living space as well as a shower room on the ground floor, with a bedroom with eaves storage upstairs.

Accessed via a brick weave driveway, the property offers extensive parking for multiple vehicles, with an additional shingle parking area to the rear. The double garage has twin electric roller doors, power, lighting, and internal access from the main house.

The rear garden is divided into two beautifully maintained areas. The first section includes a lawn and patio, ideal for relaxing or entertaining, while the second, larger section features a well-kept lawn, a 20' x 12' wooden workshop, and mature trees which enhance privacy.

This property is an exceptional blend of space, versatility, and location. Arrange a viewing and see everything it has to offer.

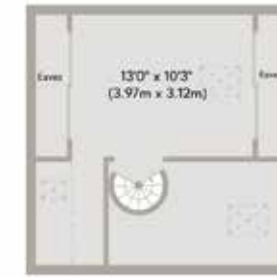




..so much flexibility,  
perfect for extended  
family, guest  
accommodation, or a  
private workspace.







First Floor  
Approximate Floor Area  
326 sq. ft  
(30.25 sq. m)



Ground Floor  
Approximate Floor Area  
326 sq. ft  
(30.25 sq. m)



First Floor  
Approximate Floor Area  
906 sq. ft  
(84.19 sq. m)



Ground Floor  
Approximate Floor Area  
1,576 sq. ft  
(146.42 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.

*Note from Sowerbys*



“...the charm of rural living with the convenience of nearby amenities.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating downstairs and radiators upstairs. Electric heating to annexe.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///friday.attic.carpets

## AGENT'S NOTE

Some internal photographs 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

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more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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