



Money
properties

the local name you can trust!

Hingham Road

Great Ellingham, Attleborough, NR17 1HX

- Detached new build family home
- Currently under construction by a reputable local builder
- Purpose built development of four detached houses
- High specification finish throughout

From £450,000

EPC Rating 'TBC'



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Property Description

****IN THE EARLY STAGES OF CONSTRUCTION****
MONEYPROPERTIES ARE EXCITED TO BRING YOU THE OPPORTUNITY TO PURCHASE, FROM PLAN, THIS FANTASTIC NEW BUILD PROPERTY IN THE SOUGHT-AFTER VILLAGE OF GREAT ELLINGHAM. This brilliant home is part of a small purpose-built development, of four detached properties, that are being built by a reputable local builder and to a high specification throughout. The ground floor comprises of a spacious entrance hall, kitchen with doors leading to the dining room which benefits from French doors opening out onto the rear garden, living room again with French doors to the rear garden, utility, wc and a good-sized study perfect for working from home. To the upstairs comes four well-proportioned bedrooms (bedroom one with en-suite) and a modern family bathroom. Further benefits include a rear garden, garage and off-road parking. Don't miss out on this unique opportunity which at the early stages of development will allow you to contribute your own touch.



Great Ellingham

Great Ellingham is a village situated in the Breckland District of Norfolk. The village has a sister village called Little Ellingham, and its closest town is Attleborough, about 2.5 miles away. The town of Attleborough has a vast arrange of shops including 2 supermarkets, restaurants and public houses. The village is also 12 miles away from market town Dereham. Great Ellingham has its own primary school that holds just over 150 pupils, and is also a catchment to Attleborough High School. The village also has its own pub called The Crown.



**ALL MEASUREMENTS ARE APPROXIMATE AND
TAKEN FROM ARCHITECT DRAWINGS**

LIVING ROOM

16' 7" x 11' 9" (5.05m x 3.58m)

DINING ROOM

10' 7" x 11' 9" (3.23m x 3.58m)

KITCHEN

10' 7" x 15' 5" (3.23m x 4.7m)

UTILITY ROOM

5' 9" x 10' 11" (1.75m x 3.33m)

DOWNSTAIRS WC

STUDY

8' 5" x 10' 11" (2.57m x 3.33m)

BEDROOM ONE

15' 7" x 11' 8" (4.75m x 3.56m)

ENSUITE

BEDROOM TWO

11' 2" x 11' 8" (3.4m x 3.56m)

BEDROOM THREE

11' 8" x 10' 5" (3.56m x 3.18m)

BEDROOM FOUR

10' 5" x 8' 2" (3.18m x 2.49m)

BATHROOM

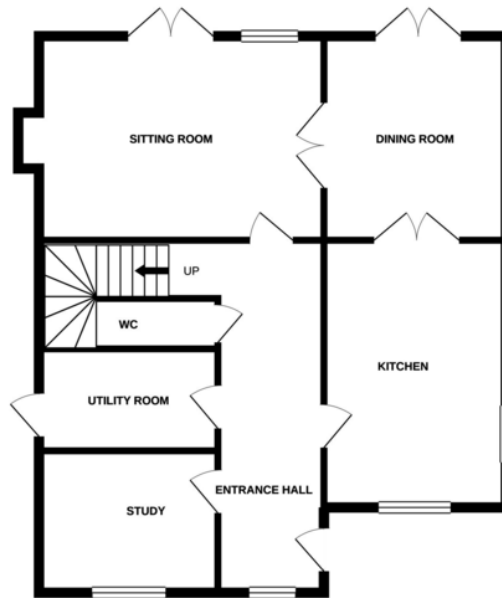
6' 2" x 8' 2" (1.88m x 2.49m)

GARAGE

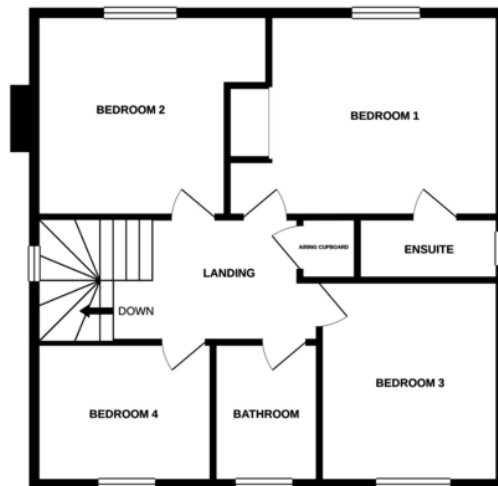
REAR GARDEN

OFF ROAD PARKING

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements