

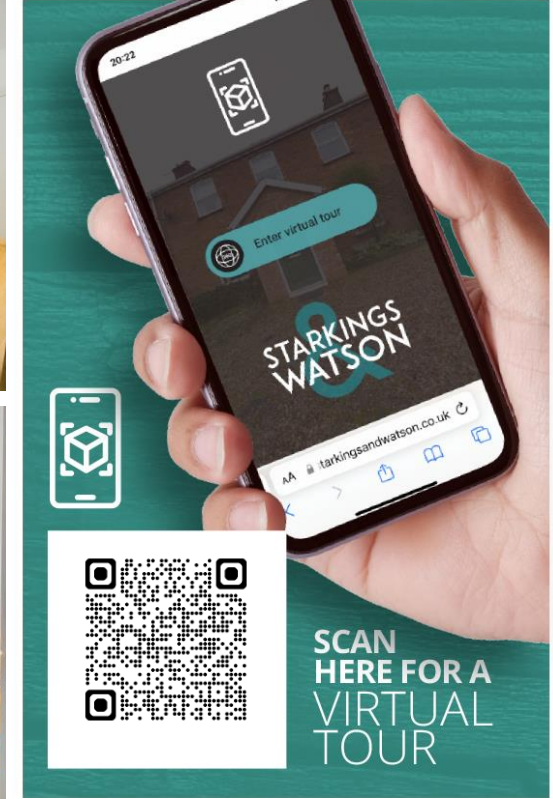
HARE VIEW

Great Ellingham, Attleborough NR17 1TJ

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached House
- Immaculate Presentation Throughout
- Kitchen With Integrated Appliances
- 17' Sitting/Dining Room
- Three Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Garage
- Farmed Field Views

IN SUMMARY

VENDOR FOUND! This SEMI-DETACHED home has been excellently maintained by the current owners to a high standard, including an AIR SOURCE HEAT PUMP heating system, with an array of quality INTEGRATED APPLIANCES found in the MODERN FITTED kitchen. A sizeable 17' SITTING room with uPVC French doors lead into the PRIVATE and ENCLOSED REAR GARDEN, plus a part tiled CLOAKROOM which occupies the remainder of the downstairs. Upstairs THREE BEDROOMS can be found on the first floor, two of which are sizeable double rooms - one benefiting from an EN-SUITE SHOWER ROOM, whilst the smaller room would make an ideal nursery or STUDY all served by a three piece FAMILY BATHROOM. Externally, OFF ROAD PARKING and a detached BRICK GARAGE can be found to the side of the property which is peacefully nestled down a QUIET CUL-DE-SAC.

SETTING THE SCENE

The property can be found towards the end of this quiet cul-de-sac on your left hand side with the main

access door positioned underneath a tiled and pitched awning while the driveway is located just beyond this, with enough parking space for multiple vehicles.

THE GRAND TOUR

As you head inside you are initially met with the ideal spot to hang your coat within the central hallway with wooden effect flooring underfoot and the tastefully decorated two piece cloakroom. Sitting opposite this room is the kitchen with an array of wall and base mounted storage, this beautifully fitted space has tiled flooring and a range of integrated appliances including a dishwasher, washing machine, fridge/freezer, dual ovens and electric hob with extraction above. The generously sized sitting/dining room sits overlooking the rear garden with uPVC French doors for easy access, offering space for a formal dining table, additional storage cupboard and enough floor space for a choice of sitting room layout and additional furnishings. The first floor landing gives you access into all three bedrooms, handy airing cupboard storage and the three piece family bathroom complete with a shower over the bath and wall mounted heated towel rail. Sitting next to this room is the second bedroom, a comfortable double room at the front of the property with built in storage cupboard and immaculate decor while the smaller of the three bedrooms is found at the top of the stairs towards the rear of the property, with views over the farmed fields behind, this space makes an ideal study, nursery or additional bedroom for a growing family. The main bedroom also makes the most of the views



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over the adjacent fields while also benefiting from an en-suite shower room with a walk in shower and tiled surround.

THE GREAT OUTDOORS

Exiting via the French doors from the sitting room you are first met with a sandstone patio seating area, ideal for soaking up the summer sunshine, with a pathway leading you down the side of the garden towards the personal access door of the garage passing the timber gate access onto the driveway. The rest of the garden is laid to lawn and immaculately maintained by the current owners with colourful flowering beds at the very rear of the garden.

OUT & ABOUT

The popular village of Great Ellingham that has local amenities including a village shop and The Crown public house. Great Ellingham is situated in south west Norfolk and is about 2 miles from the A11 dual carriageway which has good access to both Norwich and the south including Cambridge, Newmarket and Stansted Airport. Hingham, the popular small Georgian market town is about 3 miles to the north and has a good range of local amenities, as does Attleborough that also has a railway station with a regular service to Cambridge and Norwich.

FIND US

Postcode : NR17 1TJ

What3Words : ///suave.below.tape

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

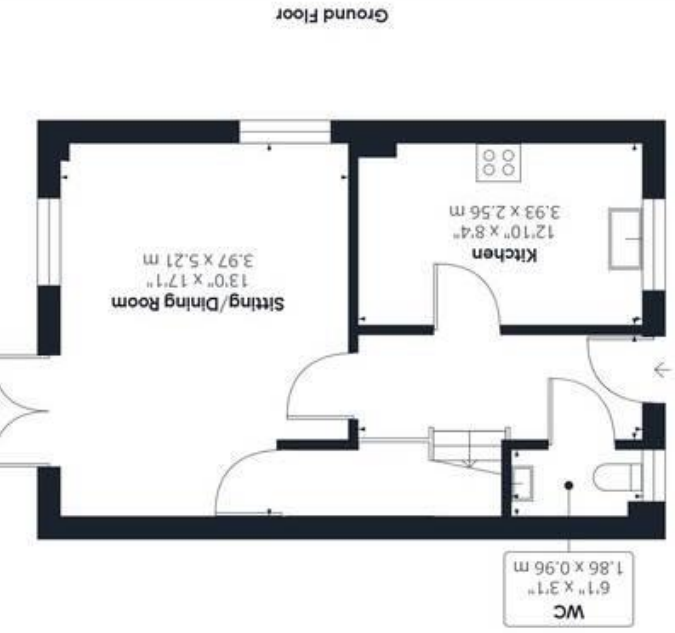
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Price:



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Approximate total area^m
840.45 ft²
78.08 m²

(1) Excluding balconies and terraces.

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.