



Hare View, Great Ellingham - NR17 1TJ

**STARKINGS
& WATSON**

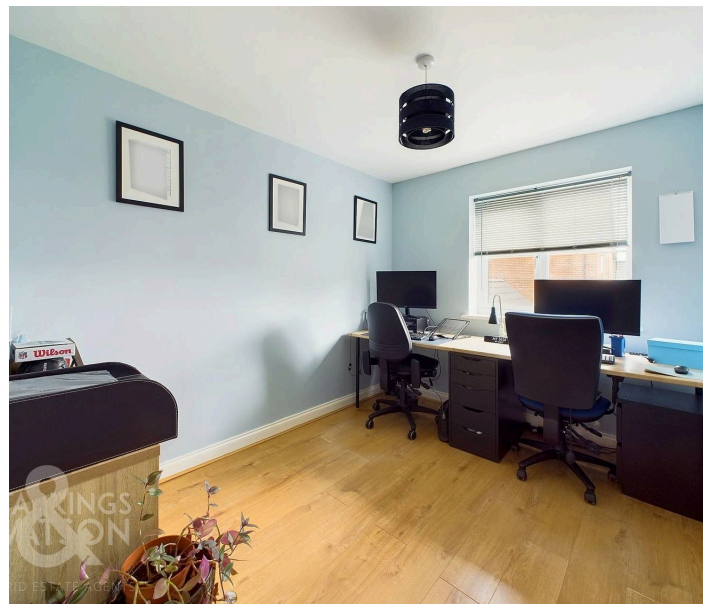
HYBRID ESTATE AGENTS



Hare View

Great Ellingham, Attleborough

This NEWLY BUILT HOME enjoys a MODERN FINISH with an AIR SOURCE HEAT PUMP heating system, and an array of quality INTEGRATED APPLIANCES found in the MODERN FITTED kitchen. Extending to over 900 Sq. ft (stms), the property is tucked away on a SMALL CUL-DE-SAC, with TANDEM PARKING and a GARAGE. The accommodation includes an 18' SITTING/DINING ROOM with FRENCH DOORS to rear, W.C and 13' KITCHEN. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN SUITE, and further family bathroom. To the outside, the GARDEN has been LANDSCAPED to include a patio, central lawn and well stocked RAISED BEDS.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Newly Built Home
- Cul-De-Sac Setting
- Tandem Driveway & Garage
- Three Bedrooms
- Hall Entrance with W.C
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Enclosed Landscaped Garden

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.

SETTING THE SCENE

Situated in a cul de sac setting with a low maintenance frontage which includes planting and bark chippings, the brick weave driveway leads to the side of the property where tandem parking and driveway access can be found.



THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring underfoot for ease of maintenance, stairs to the first floor landing, with built-in storage cupboard under which is accessed from the sitting room, and doors to the main living spaces. To your left hand side, the cloakroom can be found with a white two piece suite and window to side. Opposite, the kitchen has been designed with a u-shape arrangement of wall and base level units, with wood affect work surfaces, inset electric ceramic hob, built in eye level electric double oven and integrated appliances including a fridge freezer, washing machine and dishwasher. Under cupboard lighting and recessed spotlighting are installed, whilst the window faces to the front. Stretching across the property to the rear, the open plan sitting/dining room is complete with wood effect flooring underfoot, window to rear and French doors which lead out onto the rear patio. Heading upstairs, three bedrooms lead off the landing with the third finished with wood effect flooring and currently used as a study, with views over the rear garden. The second bedroom includes built-in storage and a window to front. The main bedroom includes an en suite which is finished with a three piece suite comprising a W.C, pedestal hand wash basin, double shower cubicle with tiled splash backs and heated towel rail. A white three piece suites can be found within the main bathroom, including a thermostatically controlled shower over the bath and heated towel rail.

FIND US

Postcode : NR17 1TJ

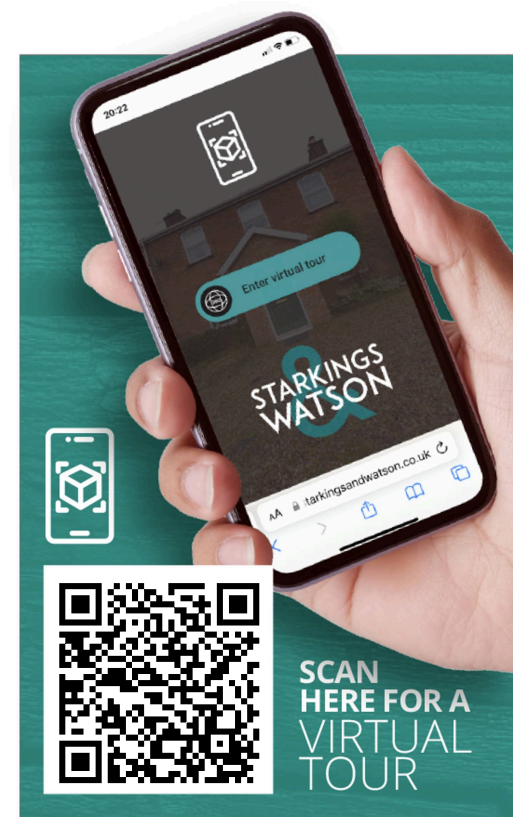
What3Words : ///openings.boards.custom

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised as with many new build developments there is a communal service charge in place for the upkeep of the communal areas.







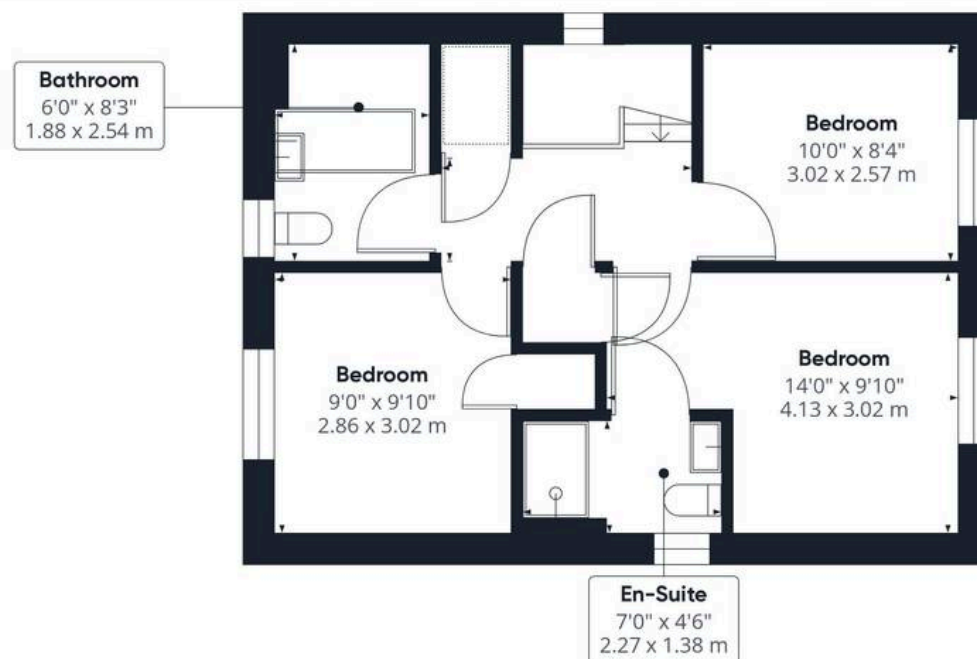
THE GREAT OUTDOORS

The garden has been landscaped to include a wide range of mature planting and beds which are all enclosed within timber panel fencing. A patio seating area can be found leading from the rear French doors, with a further storage space to the rear of the garage and gated access onto the driveway. The garage offers an access door to the front and side with power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

913.43 ft²

84.86 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.