Whittley
Parish

WP

Watton Road, Little Ellingham, NR17 1LA

Guide Price £375,000 - £400,000

3 | 2 | 1

Enjoying an individual position, the property is situated in a rural location, offering stunning views of the surrounding countryside. It is positioned in an isolated area, providing a peaceful atmosphere. Great Ellingham, a nearby parish, is located 1 mile east and offers amenities such as a primary school, post office and The Crown public house. Rocklands, located 1 mile to the west, also offers a primary school, post office and a community-run coffee shop, as well as The White Hart public house. The thriving market town of Attleborough is a short distance away and provides a wider range of amenities, including Attleborough High School and various shops and healthcare facilities. Additionally, the renowned Wymondham College is less than 4 miles away, making it conveniently located for families. For family entertainment, both Banham Zoo and Hullabaloos in Wymondham are less than 7 miles away.
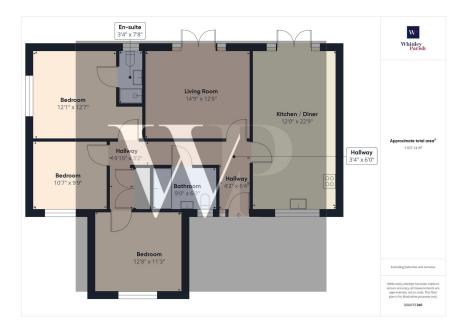
Having only been built in 2020, this individually designed 3 bedroom bungalow offers a truly unique and spacious layout spanning over 1,100 sq ft. Every detail of the design and construction has been meticulously planned to maximise the use of space and create versatile yet well-proportioned rooms, all showcasing breath-taking views of the beautiful countryside. Being of modern construction with a high EPC rating (rated B), the property is exceptionally well insulated with upvc double glazed windows and doors and heated by an energy-efficient air source heat pump, with the luxury of underfloor heating resulting in reduced energy consumption and maintenance commitments.

SERVICES
Drainage - private modern treatment plant
Heating - air source heat pump
EPC Rating - B
Council Tax Band - B
Tenure - freehold

- Guide Price £375,000 - £400,000
- Outstanding rural views
- High thermal insulation levels
- En-suite facilities
- Freehold
- Vendors have found
- Individual build & position
- Underfloor heating
- Immaculately presented & high specification
- Council Tax Band B, EPC rating B

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		114
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales — EU Directive 2002/91/EC

www.whittleyparish.com