



Whittley
Parish



Long Street, Great Ellingham, Attleborough, Norfolk, NR17 1LN

Offers In Region Of £850,000

🛏 6 🚿 4 🛋 3



Offers in the region of £850,000

Great Ellingham, a popular Breckland village, is conveniently located just 2 miles off the A11, providing access to Norwich, Cambridge, and London. The village is well-equipped with a shop, post office, highly regarded primary school, recreation centre, and pub. For additional amenities, the nearby town of Attleborough offers a range of local services, independent retailers, supermarkets, schooling options, a thriving business community, and good transport links to Norwich and Cambridge via train. The historic market town of Wymondham, located six miles northeast, also offers supermarkets, schools, pubs, and restaurants.

This exceptional property, has been individually built and designed, offering a truly unique and spacious layout spanning over 2800sqft. Every detail of the design and construction has been meticulously planned to maximise the use of space, creating versatile yet well-proportioned rooms. Notice is drawn to the impressive kitchen/diner, a standout feature in itself. The bi-folding doors from the kitchen seamlessly connect the interior to a spacious terrace with gardens beyond, perfect for both family living and entertaining. Being of modern brick and block cavity wall construction the property is exceptionally well insulated, heated by an energy-efficient air source heat pump, with underfloor heating at ground floor level and radiators on the upper floors, resulting in reduced energy consumption. Additional features include CAT 6 capability, a 7-year builder's warranty, a water softener. Plus a 7kw supply for an electric car charging point.

SERVICES

Drainage - Mains

Heating type - Air source heat pump

EPC rating - B

Council Tax Band - TBC

Tenure - Freehold





- Approx 2800 sq ft
- Utility room
- Double detached garage
- Council Tax Band:
- Plot size approx 0.24 acres (sts)
- 4 Bathrooms (2 En-suites)
- Electric car charge port
- Freehold

