



22 Poppy Way, Great Ellingham

In Excess of £230,000

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22 Poppy Way

Great Ellingham, Attleborough

Discover this stylish two-bedroom semi-detached home, positioned within the sought-after village of Great Ellingham. Only three years old and still with the remaining 7 years NHBC warranty, it offers low-maintenance, turn-key living from day one.

The accommodation is well laid out and naturally light, with a welcoming entrance hall, ground floor WC, a contemporary fitted kitchen with integrated appliances, and a relaxing sitting/dining room that opens onto the garden through French doors, all tastefully decorated. Upstairs there are two comfortable double bedrooms and a sleek modern bathroom.



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Great Ellingham delivers a fantastic balance of rural charm and accessibility. A quiet village setting with strong links to Attleborough, Norwich and the A11, alongside a friendly community feel, historic features and popular annual events.

Perfect for first time buyers or those seeking a strong rental proposition, this is a superb opportunity to secure a contemporary home in a desirable Norfolk village.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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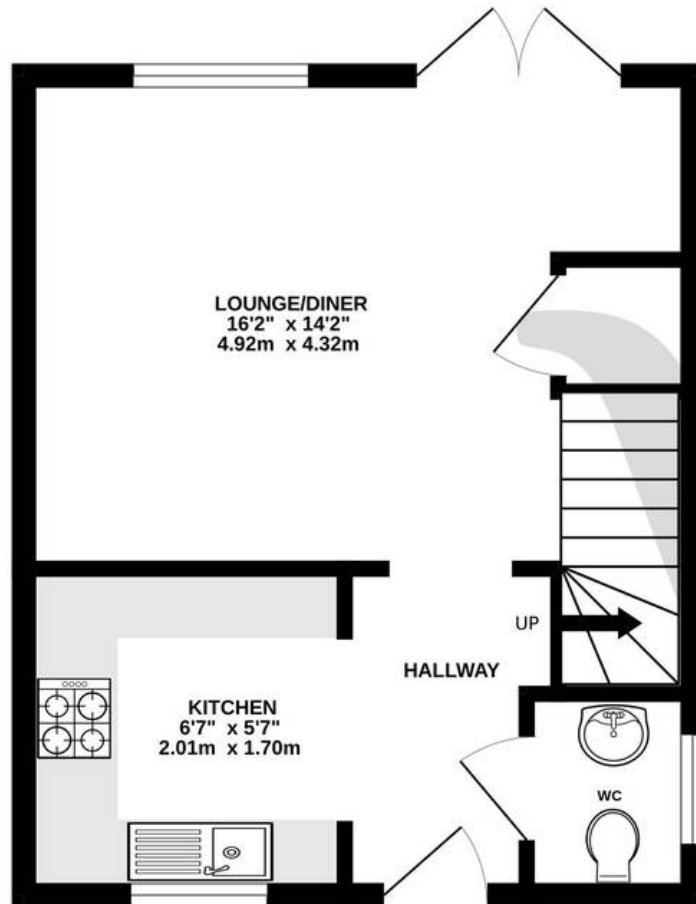
Outside, the rear garden has been thoughtfully landscaped with lawn, patio seating space and a useful summerhouse, creating a private setting to enjoy through the warmer months. A brick-weave driveway to the side provides generous off-road parking for up to two cars.

- Semi-detached two bedroom, built 3 years ago, with 7 years NHBC warranty
- Ideal first time purchase or investment opportunity
- Brick-weave driveway for off-road parking for two vehicles
- Modern kitchen with integrated appliances
- Family bathroom and ground floor WC
- Landscaped rear garden with patio area

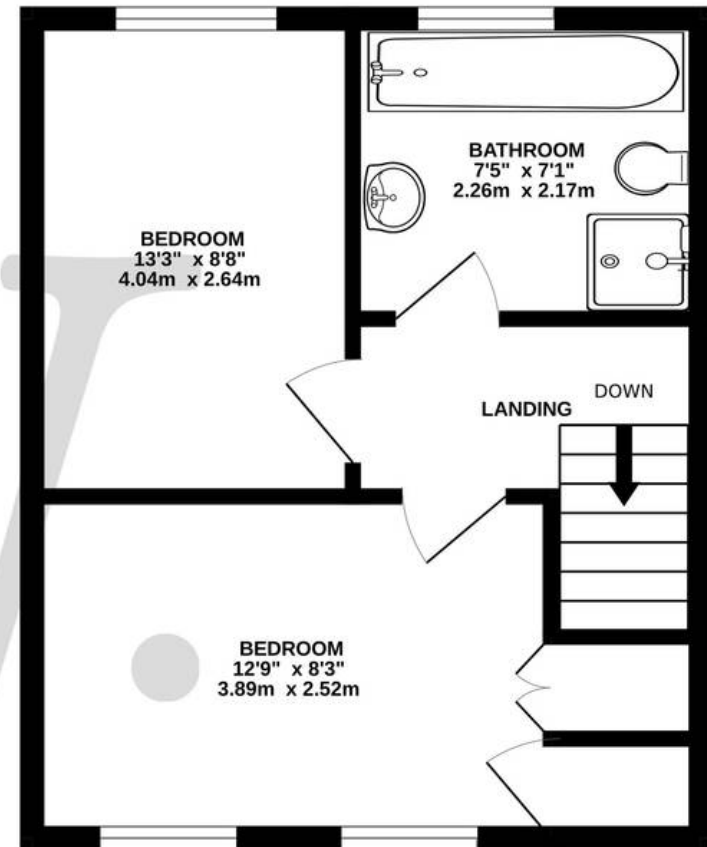


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GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

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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