



**Barrack Row, Little Ellingham, Attleborough NR17 1JJ**

**welcome to**

**Barrack Row, Little Ellingham Attleborough**

A bright and spacious three-bedroom home featuring a welcoming hallway with a convenient wet room, a large welcoming hallway a convenient wet room, a large light filled living room, an open plan kitchen/diner. All bedrooms include built in wardrobes and are served by a family bathroom.



## Description

As you enter this charming three-bedroom home, you've immediately welcomed by a light and airy hallway that sets a warm, inviting tone. Just off the hallway you will find a convenient room a practical addition for busy households, offering flexibility as a second bathroom or a stylish space for guests.

From the hallway, the home opens into a large, light filled living room. This inviting space flows naturally into a generous dining room, ideal for family gatherings. Just beyond, the well-appointed kitchen offers ample workspace and storage, with plenty of room.

All three bedrooms are thoughtfully arranged off a central hallway, each offering comfortable proportions and built in wardrobes for excellent storage. A spacious family bathroom serves all three rooms, creating a functional and well-balanced layout.

With seamless flow, practical features, and bright, welcoming atmosphere, this home is perfectly suited for families, couples, or anyone looking for flexible living in a well-designed space.

## Entrance

Tiled floor , double glazed wide door, stairs to shower room, first floor, door lounge.

## Shower Room

6' 2" x 3' 2" ( 1.88m x 0.97m )  
shower, hand wash basin,

## Lounge

17' 3" x 14' 8" ( 5.26m x 4.47m )  
Feature fire place wood burner, double glazed window to front aspect, radiator, exposed beams.

## Kitchen/ Dining / Breakfast

16' 5" x 9' 1" ( 5.00m x 2.77m )  
Fitted kitchen with a selection of base level and wall mounted storage units, cooker, space and plumbing for washer and a dryer, stainless steel sink/drainage/ mixer tap double glazed window to rear aspect.

## Landing

Exposed beams, Floor boards.

## Bedroom 1

15' 3" x 12' 6" ( 4.65m x 3.81m )  
Original floor boards, feature fire place, window to front aspect, storage cupboards, radiator.

## Bedroom 2

10' 4" x 9' 1" ( 3.15m x 2.77m )  
original floor boards, window to rear aspect, radiator.

## Bedroom 3

13' 3" x 9' ( 4.04m x 2.74m )  
Original floor boards, window to rear aspect, storage cupboards, radiator.

## Front Garden

mainly laid to lawn, with a selection of shrubs, plants and flowers, path to off road parking space.

## Rear Garden

Small courtyard, patio area with steps up to mainly laid to lawn garden with path and shed, Countryside views, gate to additional parking space to the right of the property.



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## **Barrack Row, Little Ellingham Attleborough**

- Terrace House Village Location
- Three Bedrooms
- Two Bathrooms
- Lounge
- Kitchen, Breakfast/ Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ATB109853 - 0002

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**william h brown**



**01953 452990**



[Attleborough@williamhbrown.co.uk](mailto:Attleborough@williamhbrown.co.uk)



Exchange Street, ATTLEBOROUGH, Norfolk,  
NR17 2AB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**