



1 BROADACRE DRIVE

GREAT ELLINGHAM, NR17 1PR





A superbly appointed detached family home built in 2020 on an exclusive development of just three luxury homes. The house has spacious accommodation and rural views to the front.

The property is an attractive and imposing detached family house built in 2020 and in an exclusive development of just three luxury homes on the edge of the popular and convenient village of Great Ellingham. The house has an excellent sense of arrival with a sweeping gravel driveway providing parking for several cars and a detached double garage. The front of the house has been superbly planted to create an established setting for the house. There are open field views to the front.

room. There are three further double bedrooms and a spacious family bathroom.

To the rear of the house is a paved terrace for alfresco dining. The remainder of the garden is laid principally to lawn and bordered by mature hedging.

LOCATION

Great Ellingham is a popular village conveniently located just 2 miles off the A11 giving easy access to Norwich and Cambridge. The village itself is served by a shop and post office, highly regarded primary school, recreation centre and a pub. Wider facilities can be found in the nearby town of Attleborough, which offers an excellent range of local services, specialist independent retailers, supermarkets and well regarded schooling for all ages. The historic market town of Wymondham approximately six miles north east offers an array of supermarkets, schools, pubs and restaurants. There are good transport links including direct access to Norwich and Cambridge via train from Attleborough and Wymondham.







SERVICES

Underfloor heating via air source heat pump. Mains electrics and water with drainage via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band F

ENERGY PERFORMANCE

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

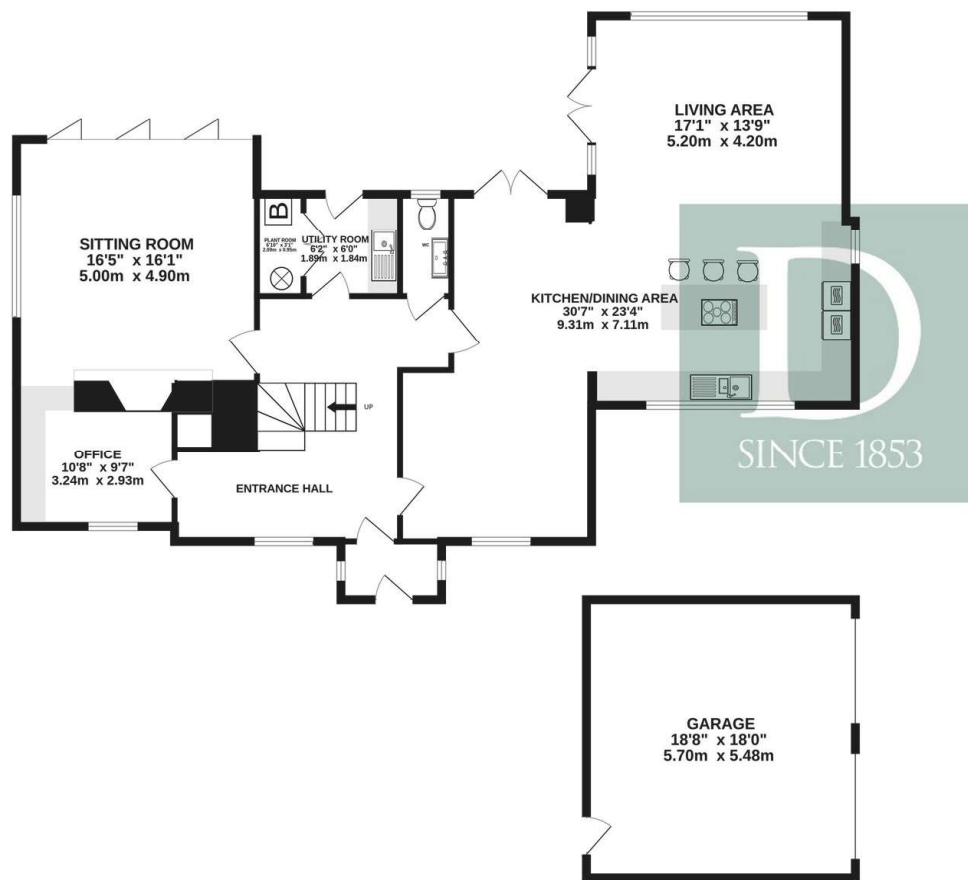




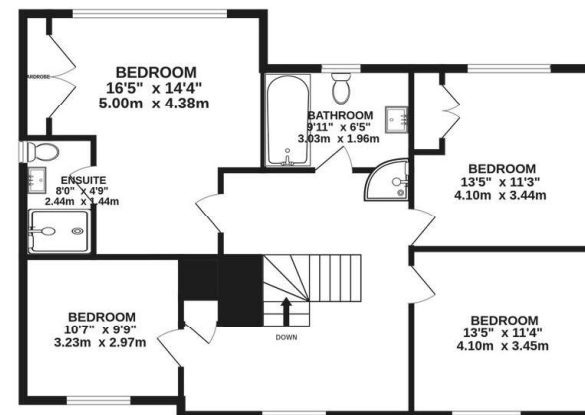


FLOOR PLAN

GROUND FLOOR
1725 sq.ft. (160.2 sq.m.) approx.



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 2655 sq.ft. (246.6 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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