



Broadacre Drive | Great Ellingham | Attleborough | NR17 1LJ

Guide Price £750,000

DURRANTS
SINCE 1853

Key features

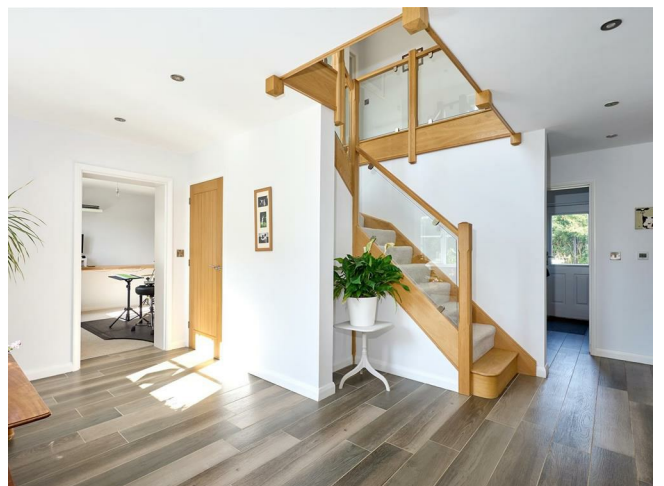
- Impressive detached house
- Spacious accommodation
- Superb open plan kitchen/dining/family room
- Ensuite to principal bedroom
- Detached double garage
- Parking for several cars
- Rural views
- Convenient and sought-after village
- No Forward Chain
- Separate study

Description

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.



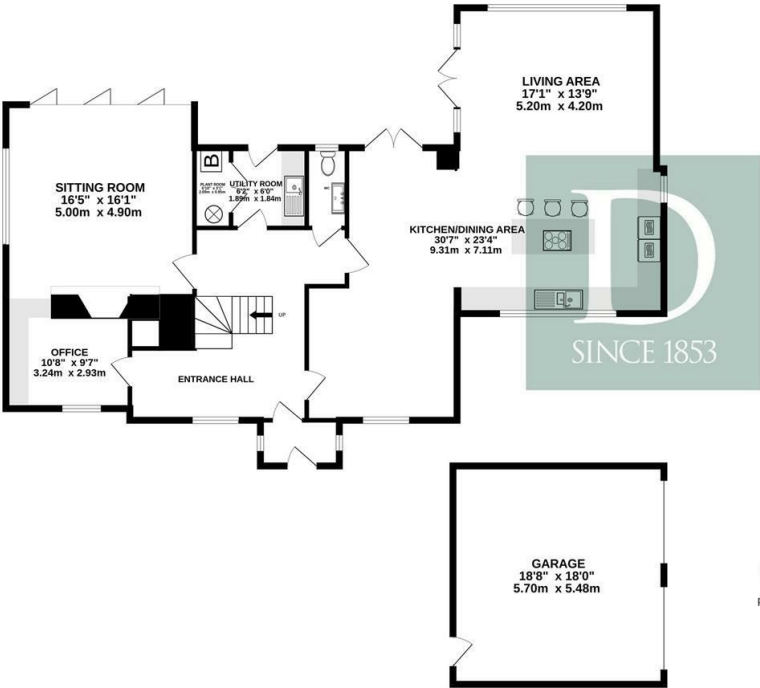
Directions



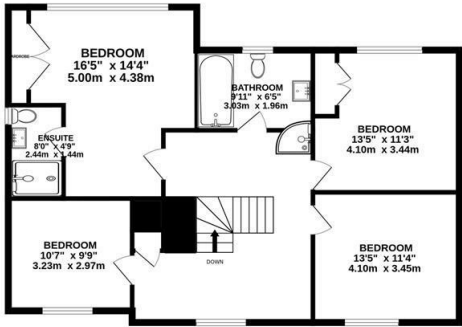


Floor plans

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	84	
(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



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