



**Protea House The Green, Little Ellingham Attleborough NR17
1LT**

welcome to

Protea House The Green, Little Ellingham Attleborough

> > STUNNING VILLAGE LOCATION! A four bedroom detached home, located in the sought-after village of Little Ellingham. Boasting spacious accommodation, driveway parking, garage, oil-fired central heating and so much more, this property shouldn't be missed!



The Accommodation

External entrance door opening to:

Entrance Hall

Carpet flooring, staircase rising to first floor accommodation, radiator.

Cloakroom

Suite comprising low level w.c, hand wash basin, heated towel rail, UPVC double glazed window to rear aspect.

Lounge

24' 4" x 12' (7.42m x 3.66m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, UPVC french doors opening to rear aspect.

Kitchen

21' x 8' 11" (6.40m x 2.72m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, sink and drainer, UPVC double glazed windows to front and rear aspects, tiled flooring, space for appliances.

Utility Room

9' 6" x 7' 2" (2.90m x 2.18m)

Space for appliances, work surfaces, units.

Landing

Carpet flooring, airing cupboard, radiator, UPVC double glazed window to front aspect.

Bedroom 1

12' x 10' 5" (3.66m x 3.17m)

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

12' x 8' 2" (3.66m x 2.49m)

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to front aspect.

Bedroom 3

9' 1" x 9' 1" (2.77m x 2.77m)

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to rear aspect.

Bedroom 4

9' 6" x 8' 5" (2.90m x 2.57m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect, built-in wardrobes.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower over, heated towel rail, UPVC double glazed window to rear aspect.

Garage

14' 4" x 9' 4" (4.37m x 2.84m)

Power and light, up and over door to front, internal access.

Outside

To the front of the property, a sweeping gravel driveway provides parking for multiple vehicles and access to the garage. A front garden is mainly laid to lawn with some decorative shrubs.

To the rear, a fully enclosed garden can be found with a variety of mature shrubs, lawn and patio areas.



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welcome to

Protea House The Green, Little Ellingham Attleborough

- Spacious four bedroom detached family home
- Oil-fired central heating
- UPVC double glazed windows throughout
- Front and rear gardens
- Driveway & garage

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108560 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk