



Barieoak, Church Road

Offers In Excess Of £390,000

A spacious three-bedroom detached bungalow situated in the sought-after village location of Little Ellingham, Attleborough.

This property boasts plenty of space inside and out due to being sat on a 0.29-acre plot.

You are greeted with a separate entrance hall with adjacent cloakroom/WC, there is an open plan living/dining room, plus a generous fitted kitchen with door to garden.

Further on, there are the three bedrooms, all of which are serviced by a walk-in shower room.

Outside, there is ample frontage with views of the local church, this area comprising to laid gravel with surround flower beds and shrubs also allowing plenty of parking for several vehicles, along with benefitting from a garage.

To the rear, there is a spacious garden with laid patio, landscaped tree area, plus various flower beds and shrubs

Additionally there is a pond, plus a shed/summer house. The property boasts countryside views to the rear.

Services

Oil central heating. Mains water, and electricity are connected. Private septic tank.

This property is being marketed by our Dereham office and the property reference is AD0264.



Situation

Little Ellingham is a sought-after village location located approximately 3 miles from Hingham. Hingham is a pretty South Norfolk market town situated within a short drive from Dereham, Watton, Wymondham and Attleborough. Nicknamed 'Little London' harping back to its wealthy past, the town is steeped in history and boasts many prominent Georgian buildings around its Market Place and village green space, known as 'The Fairlands'. Hingham offers a wide range of useful amenities including the popular White Hart hotel and restaurant, Hingham Bakery, butchers, Boots pharmacy, and Co-op supermarket. There are also two café/bistro's, a highly regarded doctors surgery and village primary school.

Directions

To find the property from Dereham head to the Tesco roundabout and proceed along Yaxham Road. Continue through the village of Yaxham and head along the B1135 in direction of Wymondham, continuing for roughly 6 miles, through the villages of Whinburgh and Garvestone. Take the right hand turning into Hingham Road and after around 3 miles enter Hingham on Dereham Road. At the junction go straight over onto Attleborough Road, followed by the right hand turning onto Little Ellingham Road. Take the left hand turning onto The Green which continues onto Church Road and the property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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Approximate total area⁽¹⁾
857.88 ft²
79.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(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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