





## 8 Wright Close

**Guide Price £280,000 - £290,000**

This spacious detached bungalow offers modern accommodation and is situated in a cul-de-sac position within the popular village of Great Ellingham.

The entrance porch has built in cupboards either side, very handy for coats and shoes, this leads through to the inner hallway and from here the two bedrooms and shower room can be found.

The open plan kitchen/living/dining room faces South-East so is flooded with natural light and has French doors to the rear garden.

The garden is a particular delight and has been landscaped to incorporate a paved seating area to enjoy the sun and has borders with a variety of plants/shrubs.

The property benefits from air source underfloor heating and has uPVC double glazing.

An internal viewing is strongly recommended so call us today!

**Services** – Air Source underfloor heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0275.





## Situation

Great Ellingham is a small Norfolk village boasting a public house, The Crown together with a primary school and recreation centre/cricket club. The nearby market towns of Hingham, Attleborough, Watton & Wymondham are within easy reach, with all offering further amenities.

## Directions

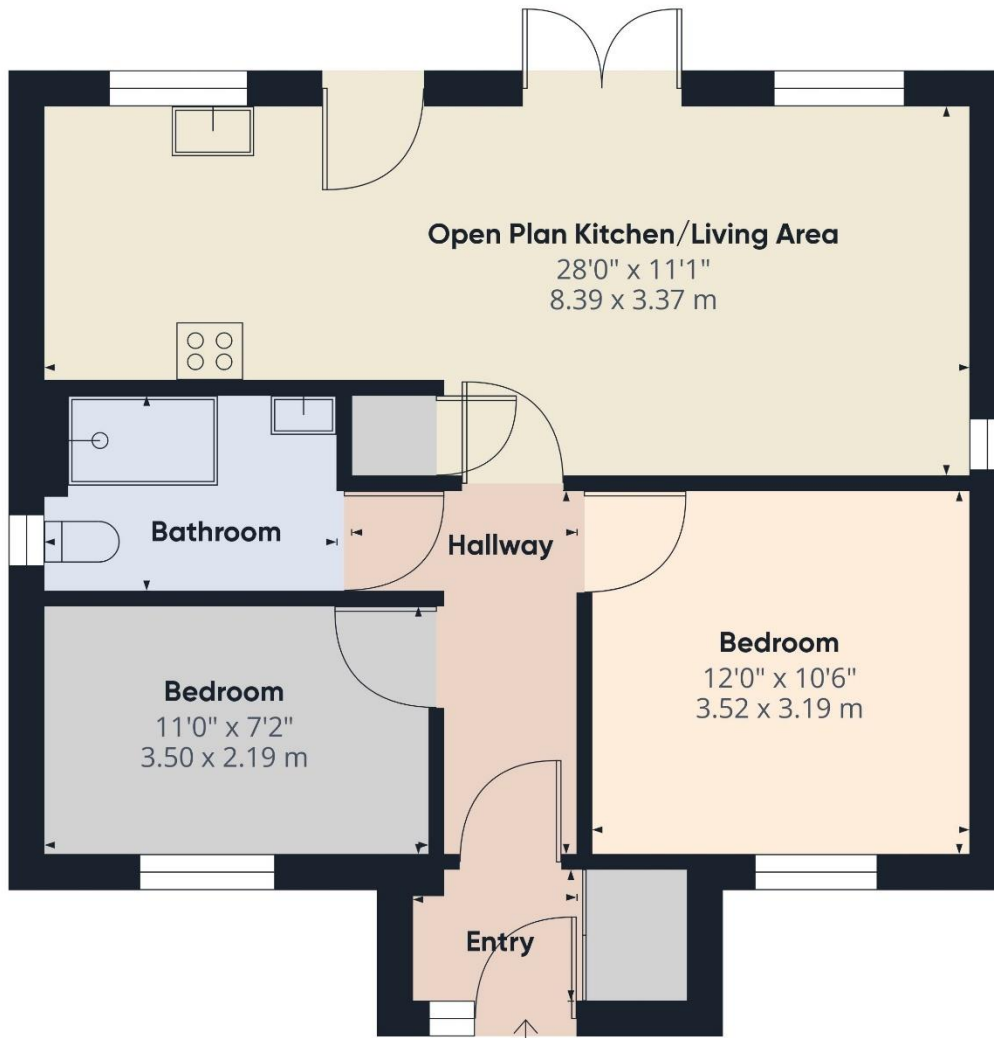
To find the property from Dereham head to the Tesco roundabout and proceed along Yaxham Road. Continue through the village of Yaxham and head along the B1135 in direction of Wymondham, continuing for roughly 6 miles, through the villages of Whinburgh and Garvestone. Take the right hand turning into Hingham Road and after around 3 miles enter Hingham on Dereham Road. At the junction go straight over onto Attleborough Road, proceed onto Hingham Road and at the roundabout take the second exit onto Chequers Lane and continue onto Long Street. Take the left hand turning into Wright Close where 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<sup>(1)</sup>  
615.16 ft<sup>2</sup>  
57.15 m<sup>2</sup>

(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+) <b>A</b>		98
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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