



The Willows

28 Long Street, Great Ellingham, Norfolk, NR17 1LN

BROWN & CO



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A three-bedroom bungalow in a highly desirable village close to good communication routes. Front and rear gardens, garaging and parking.

£350,000



DESCRIPTION

No. 28 Long Street comprises an exciting opportunity to acquire a detached three-bedroom bungalow requiring improvement throughout. The accommodation is well arranged, and briefly comprises entrance hall, study/bedroom three, family bathroom, sitting dining room, kitchen, garden room and two double bedrooms with fitted wardrobes.

The gardens are a key feature of the whole and are mainly laid to lawn with a terrace, greenhouse and summer house positioned on the rear boundary. At the front there is access to the garage and parking for a number of vehicles.

The whole will be of interest to buyers keen to establish themselves in a pleasant village with good access to the A11 providing links to Norwich or London.

Services – Mains water, mains drainage, mains electricity. Oil central heating.

LOCATION

Great Ellingham is a popular village in South Norfolk around 3 miles east of the A11 trunk road which provides easy access to Norwich and Cambridge. The village offers amenities including a post office and convenience store, public house, primary school and church. Other amenities in the local area include a wide range of shopping facilities including supermarkets in Attleborough, St Georges Distillery, Snetterton Racing Circuit, Thetford Forest, Center Parcs and Banham Zoo.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road and proceed on the dual carriageway past Wymondham and on towards Attleborough. Continue past the first turning to Attleborough and take the next slip road off the A11 signposted to Attenborough and Watton B1107. At the end of the slip road turn right at the traffic lights and follow this

road into Great Ellingham. Take the first turning on the left into Church Street and turn left at the end of the road into Long Street. The property is located on the right-hand side of the road.

AGENT'S NOTE:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Long Street, Great Ellingham, Attleborough, NR17

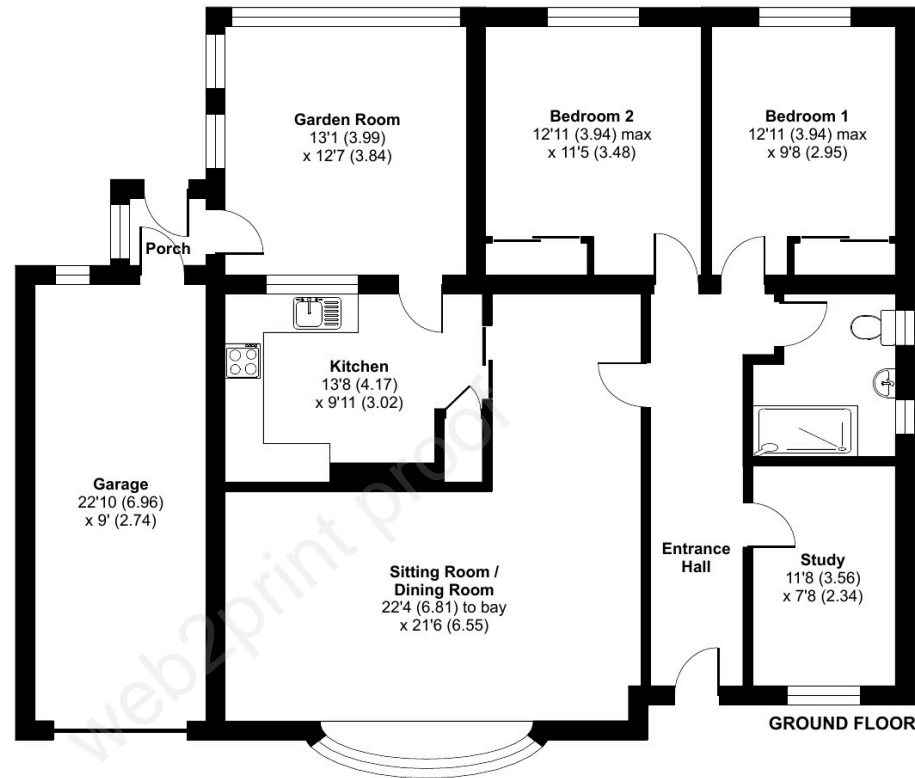
Approximate Area = 1286 sq ft / 119.5 sq m

Garage = 207 sq ft / 19.2 sq m

Summer House = 59 sq ft / 5.5 sq m

Total = 1552 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1286215

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