

**ELLINGTON ROAD
BARNHAM, IP24 2NN**
FOR SALE

- 2 DOUBLE BEDROOMS
- CHAIN FREE
- WELL PRESENTED
- DRIVEWAY
- LIVING ROOM/DINING ROOM
- OVERLOOKS OPEN FIELDS
- COUNCIL TAX BAND B
- EPC D





GD Estates are delighted to offer to the market this CHAIN-FREE, two-bedroom end-of-terrace home, located in the peaceful village of Barnham.

Backing onto open fields, this charming property offers well-proportioned accommodation throughout. Internally, the home comprises two double bedrooms, a spacious living/dining room, a kitchen, a family bathroom, and a cloakroom.

Externally, the property benefits from a rear garden and a driveway providing off-road parking.



LOCATION:

Barnham is a sought-after village offering a peaceful rural lifestyle with excellent connectivity. Just a short drive from the market town of Thetford, residents enjoy convenient access to a wide range of amenities including shops, restaurants, and both primary and secondary schools. The village benefits from strong transport links, with nearby mainline rail connections to Cambridge and Norwich, making it ideal for commuters.

ENTRANCE HALLWAY:

Entry to the property is via a composite door into the internal hallway, which features stairs to the first floor, two storage cupboards, and one radiator.

LIVING ROOM/DINING ROOM

22' 5" x 9' 9" (max) (6.83m x 2.97m):

A light and airy space offering room for a living room suite and a dining table with chairs. Double uPVC doors open to the rear garden, complemented by two uPVC windows to the rear aspect and two radiators.

CLOAKROOM:

Fitted with a low-level WC and a wall-mounted wash hand basin with storage beneath. Obscure uPVC window to the rear aspect.

KITCHEN

11' 3" x 7' 4" (3.43m x 2.24m):

Well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets set beneath square-edge, wood-effect worktops, complemented by tiled splashbacks. Includes an inset ceramic one-and-a-half bowl sink with mixer tap, integrated electric hob with extractor hood, electric oven, and microwave. There is space and plumbing for a dishwasher or washing machine, along with space for a fridge-freezer. A uPVC door provides access to the side of the property, and a uPVC window to the front aspect allows for natural light.

LANDING:

Providing access to all first floor accommodation. uPVC window to front aspect.



BEDROOM 1

15' 4 (max)" x 11' 2" (4.67m x 3.4m):

A generously sized double bedroom featuring a uPVC window to the rear aspect, offering picturesque views over open fields. Includes one radiator.

BEDROOM 2

5' 9" x 5' 5" (1.75m x 1.65m):

Second double bedroom with a uPVC window to the rear aspect, offering scenic views of the open fields beyond. Includes one radiator

BATHROOM

5' 9" x 5' 5" (1.75m x 1.65m):

The bathroom boasts a modern three-piece white suite comprising a panelled bath with mains shower and screen over, a low-level WC, and a pedestal wash hand basin. Obscure uPVC window to side aspect and heated towel rail.

EXTERNALLY

To the rear, the property boasts a fully enclosed garden, predominantly laid to lawn and backing on to open fields. Additional features include a garden shed and a brick-built storage unit equipped with power and lighting.

To the front, the property offers off-road parking for one vehicle, side access leading to the rear garden, and a low-maintenance shingled garden area.

SERVICES

The property benefits from mains electricity, mains water and mains sewerage. Oil Fired Central Heating.

TENURE

The property is FREEHOLD, chain free and to be sold with vacant possession.





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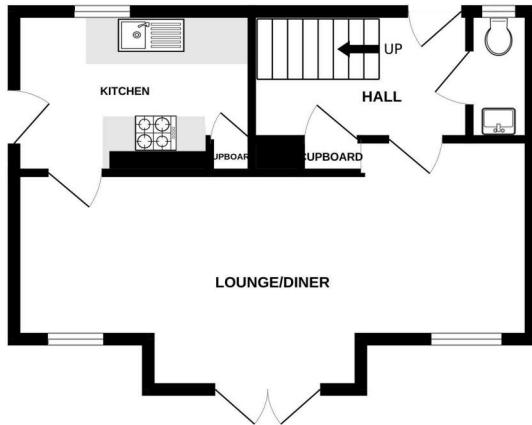


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GROUND FLOOR



1ST FLOOR



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. The floorplan is for guidance 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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