



**Long Street Great Ellingham NR17**

**Guide Price £637,000**

**DONNA VINCENT**  
**exp**



- Ref:DV1198
- Sought-after location with stunning field views to the rear
- Individually designed executive home with no onward chain
- High-spec finish throughout including LVT flooring and oak internal doors
- Underfloor heating to the ground floor for year-round comfort
- Spacious kitchen/diner with Minerva worktops, integrated appliances, and dresser unit
- Five bedrooms, including a main suite with dressing room and en-suite
- Stylish bathrooms and shower rooms with quality fittings
- Generous rear garden with patio, lawn, and open countryside outlook
- Double garage with power and solar-ready wiring, plus ample driveway parking

**Council Tax Band: F**

**Tenure: Freehold**

### **An Exceptional Executive Home**

Set on the highly sought-after Long Street, this traditional yet high-spec individual executive home offers an impressive blend of timeless style and modern comfort. Designed with meticulous attention to detail, the property boasts stunning field views to the rear and is offered with no onward chain.

Finished to a high standard throughout, highlights include LVT flooring, underfloor heating to the ground floor, oak internal doors, and a cosy wood burner. The main bedroom enjoys its own dressing room and en suite, while a double-insulated warm roof ensures year-round comfort and efficiency.

This is a rare opportunity to secure a beautifully crafted home in a desirable location, perfectly combining character and contemporary living.

### **Great Ellingham**

Great Ellingham is a sought-after Norfolk village offering a welcoming community and an excellent balance of rural charm with modern convenience. The village benefits from a highly regarded primary school, making it a popular choice for families. For everyday needs, there is a well-stocked village shop with Post Office, and for relaxation and socialising, the local public house provides a friendly atmosphere at the heart of the community.

Ideally located, Great Ellingham enjoys easy access to nearby towns and transport links. Attleborough, just a short drive away, offers a wider range of shops, amenities, and a train station with regular services to Norwich, Cambridge, and London. The A11 is also within easy reach, ensuring smooth road connections across the region.

With its blend of countryside setting, strong community spirit, and convenient access to schools, amenities, and transport, Great Ellingham is a wonderful place to call home.





## **Accommodation Comprises:**

### **Ground Floor**

**Entrance Hall** Step through the front door into a welcoming entrance hall, featuring underfloor heating and durable LVT flooring. The staircase leads to the first floor, while doors provide access to the kitchen/diner, lounge, and cloakroom. Practical touches include a built-in understairs cupboard and a cupboard housing the pressurised water cylinder, offering both storage and functionality.

**Cloakroom** A practical and stylish cloakroom featuring a W.C. vanity unit with sink and cupboards below.

**Lounge** A bright and inviting double-aspect lounge, featuring a woodburner set on a tiled hearth. UPVC twin-opening doors lead directly onto the patio, seamlessly connecting indoor and outdoor living spaces.

**Kitchen/Diner** A bright double-aspect kitchen/diner with LVT flooring and ample space for a dining table and chairs. Fitted with matching wall and base units, the kitchen includes an inset induction hob with cooker hood, a mid-height double oven, integrated dishwasher, and integrated fridge freezer. The kitchen features Minerva worktops, a matching dresser unit with inset lighting, and a breakfast bar, all complemented by stylish inset lighting for a modern, functional space.

**Utility Room** Fitted with matching wall and base units and stylish Minerva worktops, the utility room provides practical workspace and storage. There is space for a washing machine and tumble dryer, along with a fitted water descaler.





## **First Floor**

**Landing** Features a radiator and inset lighting, with doors leading to three bedrooms and the family bathroom.

**Bedroom 1** A good-sized double room with a front aspect, radiator, and doorway leading into the dressing room and en-suite.

**En Suite** Fitted with a W.C. and wash hand basin vanity unit with cupboards, complemented by a chrome towel radiator. The room also features a walk-in shower with sliding glass door, complete with a drench shower head and mixer spray.

**Dressing Room** With an aspect to the rear, this stylish dressing room is fitted with two built-in double wardrobes finished with oak doors and includes a radiator, offering both elegance and practicality.

**Bedroom 2** A comfortable double bedroom with an aspect to the front and a radiator, providing a bright and welcoming space.

**Bedroom 3** A well-proportioned room with an aspect to the rear and a radiator, ideal as a bedroom, home office, or hobby space.

**Family Bathroom** A stylish four-piece suite comprising a walk-in corner shower with sliding glass doors, wash hand basin with cupboards below, free-standing roll-top bath, and W.C. Finished with a chrome towel rail and inset lighting, this bathroom combines luxury with practicality.

## **Second Floor**

**Landing.** Featuring a built-in storage cupboard with access to eaves storage, with doors leading to Bedrooms Four and Five and the shower room.

**Bedroom 4** A bright room with a Velux window providing a rear aspect, radiator, inset lighting, and built-in eaves storage. This bedroom also overlooks field views to the rear.

**Bedroom 5** A bright room with a Velux window providing a rear aspect, radiator, inset lighting, and built-in eaves storage. This bedroom also overlooks field views to the rear, offering a light and airy space.

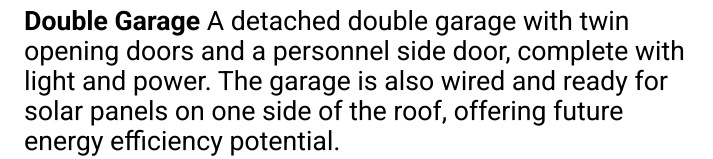
**Shower Room** A well-appointed shower room featuring a walk-in corner shower with sliding doors, W.C., and wash hand basin with cupboards below, complemented by inset lighting

**Outside** To the front, a gateway leads into the driveway, which is laid with shingle, while the remainder is laid to lawn in an open-plan style. A paved pathway leads to the front door, with another pathway running alongside the double garage and continuing down the side of the property into the rear garden.

The rear garden boasts spectacular field views, is mostly laid to lawn, and includes a paved patio area, all enclosed by fencing.

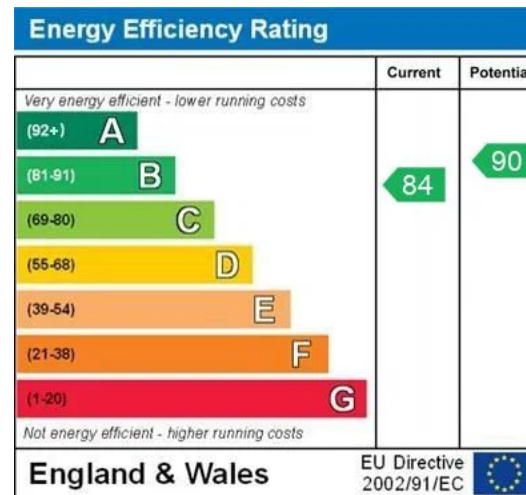






Although these details are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested,' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.



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