



Hingham Road, Great Ellingham NR17

Guide Price £300,000

DONNA VINCENT
exp

- Ref: DV1198
- Guide Price £300,000 - £325,000
- Beautifully updated three-bedroom semi-detached home
- Attractive field views to the front
- Well-appointed kitchen and separate utility area
- Conservatory currently used as a dining room
- Lounge with feature open fireplace
- Ground floor bathroom
- Landscaped front and rear gardens
- Driveway providing ample off-road parkingOne-and-a-half-length garage

Council Tax Band: B

Tenure: Freehold

Introduction

Situated in the desirable village of Great Ellingham, this beautifully presented three-bedroom semi-detached home enjoys attractive field views to the front and offers a wonderful blend of character, comfort, and modern living.

The property has been thoughtfully updated by the current owners and is aesthetically pleasing both inside and out. The accommodation includes a welcoming lounge featuring an open fireplace, a well-appointed kitchen, utility area leading through to the ground floor bathroom, and a conservatory currently utilised as a dining room, creating an excellent additional reception space overlooking the garden.

Upstairs, the property offers three bedrooms, all well-proportioned and ideal for family living or those working from home.

Externally, the home continues to impress with beautifully landscaped gardens, a driveway providing ample off-road parking, and a one-and-a-half-length garage offering excellent storage or workshop potential.

Combining a sought-after village setting, attractive outlooks, and stylishly updated accommodation, this is a fantastic opportunity to acquire a charming home in one of the area's most desirable locations.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door leading into the entrance hall, with doors providing access to the kitchen and lounge, together with stairs to the first floor accommodation.

Lounge A bright and welcoming double aspect reception room featuring a charming open fireplace with brick surround, creating an attractive focal point to the room. Two radiators.



Kitchen Fitted with a range of matching wall and base units with work surfaces over incorporating a ceramic sink and drainer. Integrated induction hob with oven below and cooker hood above, complemented by tiled splashbacks. Free-standing oil boiler concealed within a matching cupboard, radiator, and doorway leading through to the utility area.

Utility Area Fitted with matching cupboards and offering space for a washing machine. Radiator, built-in storage cupboard, door leading through to the bathroom, and further door opening into the conservatory.

Ground Floor Bathroom Fitted with a modern white suite comprising a W.C, wash hand basin set within a stylish vanity unit, and a panelled bath with shower over and glass shower screen. Finished with mostly tiled walls, attractive tiled flooring, and complemented by a chrome heated towel radiator, creating a bright and contemporary feel.

Conservatory A lovely additional reception space of brick-built and UPVC double glazed construction, enjoying pleasant views over the garden. Benefiting from a radiator for year-round use and UPVC double glazed door opening onto the patio area.

First Floor

Landing Access to loft space, radiator, and doors leading to all three bedrooms.

Bedroom 1 A generous double aspect main bedroom enjoying views to the rear and side aspects. Featuring an attractive fireplace adding character and charm, together with two radiators.



Bedroom 3 Enjoying a pleasant rear aspect, this versatile room benefits from a radiator and would make an ideal bedroom, nursery or home office.

Outside The front of the property is approached via a gravel driveway providing off-road parking for several vehicles and leading to the garage. The property enjoys attractive field views to the front and is screened by mature hedging, creating a pleasant degree of privacy. A gate provides access through to the rear garden.

The rear garden features a paved patio area ideal for outdoor entertaining, alongside a lawned garden with well-stocked plant and shrub borders. There is also a further concrete area situated behind the garage, offering additional useful outdoor space.

Garage One-and-a-half-length garage fitted with an up-and-over door, providing excellent storage space or potential workshop area.





AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the 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.

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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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In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	34 F	
1-20	G		