



Hingham Road Great Ellingham NR17

Guide Price £275,000

DONNA VINCENT
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- Ref:DV1198
- End-terrace ex-local authority property
- Generous corner plot position
- Three well-proportioned double bedrooms
- Spacious lounge with extended study area
- Kitchen/dining room ideal for family living
- Conservatory/utility area
- Ground floor bathroom
- Wrap-around garden with ample driveway parking
- Detached garage with inspection pit and additional outbuildings

Council Tax Band: B

Tenure: Freehold

Introduction

Situated within a small and quiet close, this end-terrace ex-local authority property occupies a generous corner plot and offers excellent potential for further extension (subject to the necessary planning permissions). Boasting well-proportioned accommodation throughout, the home features a spacious lounge which has been extended to the front to create a useful study area, alongside a kitchen/dining room, ground floor bathroom, and a versatile conservatory/utility space.

Upstairs, there are three double bedrooms, making it an ideal home for families or those seeking additional space. Externally, the property truly stands out, with wrap-around gardens, a substantial driveway providing ample off-road parking, and a detached garage complete with inspection pit. Additional outbuildings include a storage shed and former coal shed, offering further practical space.

This property presents an excellent opportunity for purchasers to personalise and enhance a home with significant potential, set within a desirable and peaceful location.

Accommodation Comprises:

Ground Floor

Entrance Porch UPVC front entrance door with glazed panels leading into the entrance hall.

Entrance Hall With understairs storage cupboard, radiator, stairs to the first floor, and door leading through to the lounge.

Lounge A spacious reception room which has been extended to the front to create a useful study area. Featuring wooden flooring and a brick-built feature fireplace, with a door leading through to the kitchen/dining room.

Kitchen/Diner Fitted with a range of matching wall and base units, incorporating a stainless steel sink unit with tiled splashbacks. There is space for a dishwasher, tall fridge freezer, and cooker with extractor hood above. Additional features include a radiator and floor-standing oil boiler. The room offers space for a table and chairs, with a door leading through to the rear porch.



Rear Porch With radiator, door leading through to the conservatory/utility area, and door to the bathroom.

Conservatory/Utility Area UPVC lean-to conservatory with polycarbonate roof, providing a useful utility space with worktop and space beneath for a washing machine and tumble dryer. Door leading out to the rear garden.

Ground Floor Bathroom Fitted with a bath with shower mixer tap, wash hand basin, and low-level WC. Complemented by tiled flooring and a radiator.

First Floor

Landing With radiator, access to the loft space, built-in airing cupboard housing the hot water tank, and doors providing access to all three bedrooms.

Bedroom 1 With built-in wardrobe cupboard with overhead storage, radiator, and a rear-facing aspect.

Bedroom 2 With a side aspect, radiator, and built-in cupboard with shelving.

Bedroom 3 With a front aspect and radiator.

Outside The property is situated at the end of a small close, occupying a generous corner plot position. A five-bar gate opens onto a gravel driveway, providing ample off-road parking for several vehicles, with a detached garage to one side. There is also a lean-to and additional storage shed to the rear. The gardens wrap around the property, with a wrought iron gate to the side providing access to the rear garden. The rear garden is mainly laid to lawn and features a pergola, well-stocked flower and shrub borders, a concrete pathway, and a patio area ideal for outdoor seating.



Further benefits include two storage sheds, a greenhouse, and two brick-built outhouses, (one with light and power), including a former coal shed and an additional storage shed. The garden is fully enclosed by fencing, offering a good degree of privacy.

Garage Detached garage with inspection pit, light and power connected, and a side door providing access onto the driveway.

Agents Note The neighbouring property (No. 33) benefits from a right of way across part of this property's garden, allowing access around to the front if required.

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