

Deopham Road, Great Ellingham, NR17

Guide Price **£325,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Spacious four-bedroom detached family home
- Sought-after non-estate village location
- Four double bedrooms
- Spacious lounge/diner
- Ground floor shower room & first-floor family bathroom
- Spacious kitchen
- Air source heat pump
- One-and-a-half-length garage plus separate single garage
- Front and rear gardens and ample off-road parking

Council Tax Band: D

Tenure: Freehold

Introduction

Occupying a non-estate position in the sought-after village of Great Ellingham, this spacious four-bedroom detached family home offers well-proportioned accommodation, making it an ideal home for growing families.

The property features a welcoming entrance hall, a generous lounge/diner, a spacious kitchen, and a ground floor shower room. Upstairs are four double bedrooms and a family bathroom, providing excellent space for modern family living.

Externally, the property benefits from front and rear gardens, a one-and-a-half-length garage together with a separate single garage, and ample off-road parking. Further benefits include an air source heat pump, enhancing the home's energy efficiency, along with its desirable village location close to local amenities.

Combining spacious accommodation, outside space, and a sought-after village setting, this fantastic home offers a wonderful opportunity for families looking to enjoy a peaceful lifestyle with excellent amenities close by.

Accommodation Comprises:

Ground Floor

Kitchen/Breakfast Room UPVC side entrance door leading into the kitchen/breakfast room. Fitted with a matching range of wall and base units with work surfaces over, incorporating an integrated under-counter fridge, integrated under-counter freezer and integrated dishwasher. Space for a cooker, breakfast bar, tiled flooring, radiator, double aspect windows, and door leading through to the hallway.

Hallway A good-sized hallway offering a versatile space, ideal for a study area, with a large window providing plenty of natural light. Radiator, staircase rising to the first floor, and doors leading to the lounge/diner and ground floor shower room.





Ground Floor Shower Room Fitted with a three-piece suite comprising a walk-in shower cubicle, wash hand basin, and WC. Tiled flooring and radiator.

Lounge/Diner A spacious, double-aspect reception room with large windows allowing an abundance of natural light to flood the space. Featuring a wood burner, two radiators, and ample space for both lounge furniture and a dining table and chairs. Twin patio doors with full-height glazed side panels open directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

First Floor

Landing Spacious landing with access to the loft space, built-in storage cupboard with shelving, and doors leading to all four bedrooms and the family bathroom.

Bedroom 1 A generous double bedroom with a window to the front aspect, radiator, and a full wall of built-in wardrobe cupboards providing excellent hanging and storage space.

Bedroom 2 A well-proportioned double bedroom with a window overlooking the rear garden and radiator.

Bedroom 3 A double bedroom with a window to the side aspect and radiator.

Bedroom 4 A further double bedroom with a window to the rear aspect and radiator.

Family Bathroom Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin with vanity cupboards below, and WC. Tiled flooring and inset ceiling spotlights.









Outside The property is approached via a private shared gravel driveway, leading to ample off-road parking for several vehicles. It benefits from two separate garages, comprising a one-and-a-half-length garage and a separate single garage positioned to the side of the property.

The gravel driveway continues through to the rear a ndis enclosed by mature tall hedging, providing a good degree of privacy. There is a lawned garden enclosed by attractive picket fencing together with raised vegetable beds, creating an ideal space for families, gardening enthusiasts, or those looking to enjoy the outdoors. A further lawned area is located to the side of the driveway, adding to the property's generous outside space.

Garage The property benefits from two separate garages. The single garage has been partially partitioned at the rear to create a useful utility room, providing space for a washing machine and housing the air source heat pump.

The one-and-a-half-length garage is of concrete construction and benefits from an up-and-over door, together with power and lighting, making it ideal for secure parking, storage, or use as a workshop.

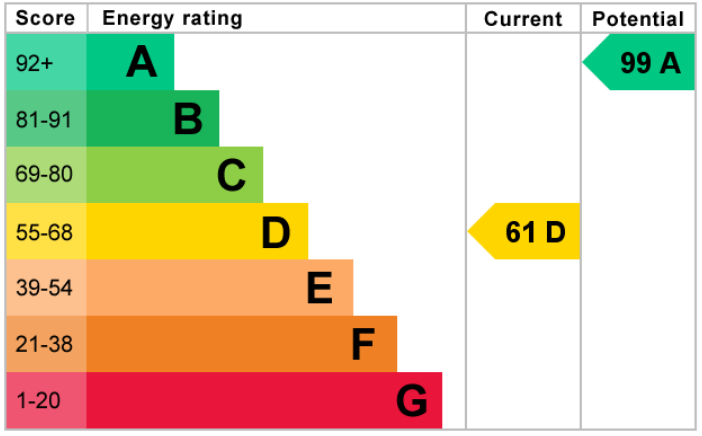
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As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all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

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