

18 Long Street, Great Ellingham, NR17 1LN
£550,000 (Freehold)




warners
RESIDENTIAL



- Individually designed four-bedroom detached house
- 2,027 sq. ft. of living space
- Additional 579 sqft detached one-bedroom annexe
- Double garage (378 sqft)
- Five shower rooms/bathrooms in total (including annexe)
- Underfloor heating (ground floor)
- Energy-efficient air source heat pump
- 0.3 of an acre plot (approx - stms)
- Large driveway
- Highly sought-after street in a popular village

Location...

Great Ellingham is a popular Breckland village, conveniently located just 2 miles off the A11 giving easy access to Norwich, Cambridge and London. The village itself is served by a shop and post office, highly regarded primary school, recreation centre and a cosy pub. The village is renowned for its Teddy Bear Festival where locals display homemade straw bears to the front of their properties to form a Teddy Bear Trail, raising funds for good local causes.

Wider facilities can be found in the nearby town of Attleborough which offers an excellent range of local services and specialist independent retailers, Sainsbury's and Lidl stores, well regarded schooling for all ages and a thriving business community plus good transport links including direct access to Norwich and Cambridge via train. Five minutes up the road is the quintessentially English town of Hingham with a variety of shops including a bakery, butchers, Co-Op and nationally medical practice whilst the historic market town of Wymondham, some six miles north east offers an array of supermarkets, schools, pubs and restaurants.

The city of Norwich is approximately 18 miles away and provides fantastic shopping including a thriving retail offering, business and cultural sectors, state and private education for all ages including the University of East Anglia and fantastic transport links with a mainline rail service to London Liverpool Street and a connecting airport to Schiphol where many international flights can be found.

What3words:///dazzling.appetite.adhesive

The property...

This remarkable detached home is set in a popular South Norfolk village with excellent amenities. Designed for modern comfort, the property offers a spacious and flexible layout with four bedrooms and four bathrooms, plus a versatile, self-contained detached one-bedroom annexe.

Individually designed and built around 2004, the property enjoys a plot of approximately 0.3 of an acre (stms) with views of the surrounding greenery. The heart of the home features a well-appointed kitchen with integrated appliances and a practical utility room. This sits alongside a bright sitting room that flows into an orangery overlooking the garden, two further reception rooms, and a shower room.

Upstairs, the flexible accommodation includes en-suite bedrooms and a principal suite currently fitted with its own kitchen, ideal for self-contained living, though easily reversible to gain more bedroom space. Additionally, the detached annexe provides an open-plan kitchen/living area, a ground-floor shower room and a first-floor bedroom. This space is perfect for multi-generational living or as a potential rental/holiday let (subject to planning).

The home blends versatility with efficiency, featuring underfloor heating on the ground floor powered by an air-source heat pump. It also includes a double garage with electric roller doors and internal access. Outside, a brick-weave driveway provides ample parking with an additional shingle area to the rear. The garden is split into two sections: a patio and lawn for entertaining and a larger, private lawn featuring mature trees and a 20' x 12' wooden workshop.

Council Tax - The main property is Rated C with the Annexe Rated A.

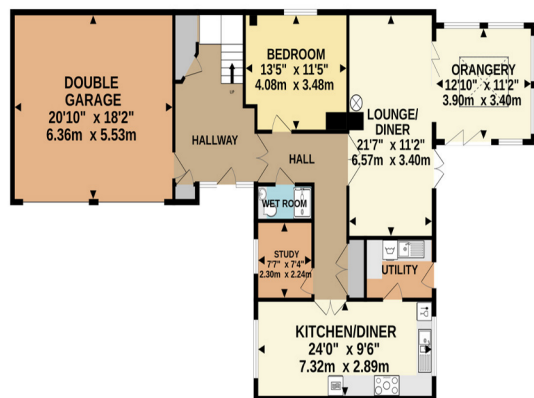


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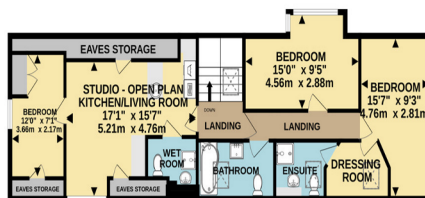




GROUND FLOOR
1540 sq.ft. (142.3 sq.m.) approx.



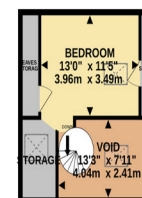
1ST FLOOR
865 sq.ft. (80.1 sq.m.) approx.



ANNEXE GROUND FLOOR
354 sq.ft. (32.7 sq.m.) approx.



ANNEXE FIRST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 3054 sq.ft. (283.7 sq.m.) approx.

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. This plan is for illustrative purposes 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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