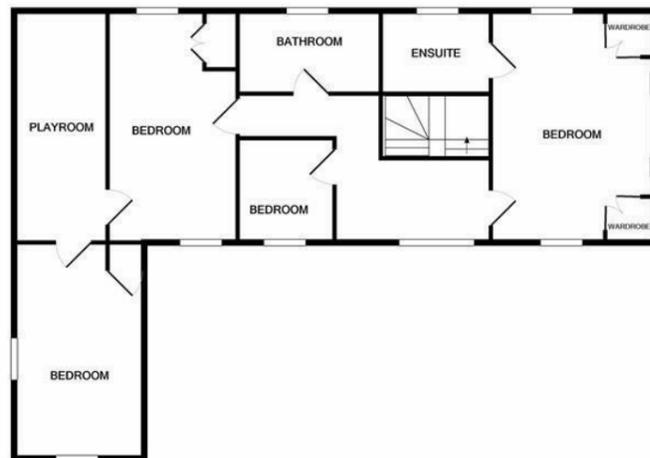


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sunny View Hingham Road | Great Ellingham | Attleborough | NR17 1JE

Guide Price £750,000

Situated on a LARGE PLOT of approximately 3/4 of an acre and located in the PEACEFUL village of Great Ellingham close by to the popular market town of Attleborough is this INDIVIDUALLY BUILT, EXECUTIVE, four bedroomed DETACHED family home with HIGH QUALITY ANNEXE. Accommodation comprising entrance hall, lounge with multi-fuel wood burner, modern fitted kitchen and utility room. To the first floor there are four bedrooms, a playroom and a family bathroom with bedroom one having an en-suite. The Annexe consists of its own lounge/diner, modern fitted kitchen, double bedroom and stylish shower room. The house benefits from triple glazing throughout, air source heating, under floor heating to the ground floor. Outside there is a secure gated entrance with large shingled driveway leading to double garage, a beautiful rear garden with swimming pool, patio and decked areas and large timber outbuildings one currently being used as a salon but could also be the perfect home office and at the end of the garden there is a superb bar/games room with WC.

Location

The delightful village of Great Ellingham offers a primary school, post office and public house. You are approximately two and a half miles from the popular market town of Attleborough offering a further wide range of amenities including Attleborough High School. Attleborough is conveniently placed for the A11 which leads directly to Norwich and London. There is also a main line rail link to Cambridge with both Norwich and Diss offering mainline rail links to London Liverpool Street. The historic and cultural City of Norwich can be found to the north.

Accommodation comprises front door to: Entrance Ha
With doors to lounge and kitchen. Stairs to first floor.

Lounge

5.29m x 3.73m (17' 4" x 12' 3") Triple glazed windows to front and rear, multi-fuel wood burner, underfloor heating.

Kitchen

5.30m x 3.14m (17' 5" x 10' 4") Quality fitted wall and base units with work tops over, sink and drainer, space for Rangemaster cooker with extractor over. Integrated dishwasher, space for American-style fridge/freezer, triple glazed window to rear, door to rear.

Utility Room

2.24m x 1.95m (7' 4" x 6' 5") Fitted wall and base units with work tops over, sink and drainer, low level WC, space for washing machine, frosted triple glazed window to rear.

First Floor Landing

With doors to all bedrooms and family bathroom.

Bedroom One

5.32m x 3.74m (17' 5" x 12' 3") Triple glazed windows to front, side and rear. Radiator, two built-in wardrobes. door to:

En-Suite

Multi-use shower cubicle, low level WC, hand was basin, heated towel rail, frosted triple glazed window to rear.

Bedroom Two

5.31m x 2.99m (17' 5" x 9' 10") Triple glazed windows to front and rear, two radiators, built-in wardrobe, door to:

Playroom

5.39m x 2.12m (17' 8" x 6' 11") Door to:

Bedroom Three

6.31m x 2.96m (20' 8" x 9' 9") Triple glazed window to front, two radiators, eaves storage, built-in wardrobe.

Bedroom Four

2.40m x 2.23m (7' 10" x 7' 4") Triple glazed window to front, radiator.



Family Bathroom

Shower cubicle with rainfall shower, freestanding bath, low level WC, hand wash basin, heated towel rail, frosted triple glazed window to rear.

Outside - Front

Secure gated entrance, large shingled driveway for ample off-road parking and leading to:

Double Garage

Brick built with electric door, power and lighting.

Outside - Rear

Large lawned garden with patio seating area, timber decked seating area, swimming pool, fish pond, mature plants, shrubs and trees, storage shed, outbuilding currently being used as a salon and a bar/games room.

Salon/Potential Home Office

5.73m x 5.38m (18' 10" x 17' 8") Electric heaters, power and lighting. WC with low level WC and hand wash basin.

Bar/Games Room

6.78m x 4.18m (22' 3" x 13' 9") Bar and seating area, power and lighting, space for pool table, two double glazed windows to front, wood burner. WC with low level WC and hand wash basin.

Annexe Accommodation comprises: Lounge/Diner

5.30m x 4.44m (17' 5" x 14' 7") Triple glazed windows to front, side and rear, patio doors to rear.

Kitchen

4.01m x 2.93m (13' 2" x 9' 7") Quality fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, integrated fridge/freezer and dishwasher, triple glazed window to rear.

Bedroom

4.14m x 2.51m (13' 7" x 8' 3") Triple glazed window to rear, built-in wardrobes.

Shower Room

Walk-in shower cubicle, low level WC, hand wash basin, triple glazed window to rear.

