



**FORTUNE & COATES**

The People's Estate Agent

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**1 Dragonfly Way, Great Ellingham, NR17 1TF**

**Guide price £250,000**

Fortune and Coates are delighted to welcome to the market this immaculate two-bedroom end of terrace, turn key home located in a quiet cul-de-sac within the popular village of Great Ellingham, Norfolk. Built three years ago and finished to a high specification throughout, the property benefits from the remainder of its NHBC warranty. This property perfectly combines modern luxury with a rural charm and distinct 'new build' feel.

As you enter, you are greeted by a bright hallway leading to a convenient downstairs cloakroom/WC. The heart of the home is the stunning open-plan lounge/dining area, which is bathed in natural light thanks to elegant French doors that open directly onto the rear garden. The bespoke kitchen features sleek cabinetry, premium integrated appliances, and ample workspace, all crafted to an exacting standard.

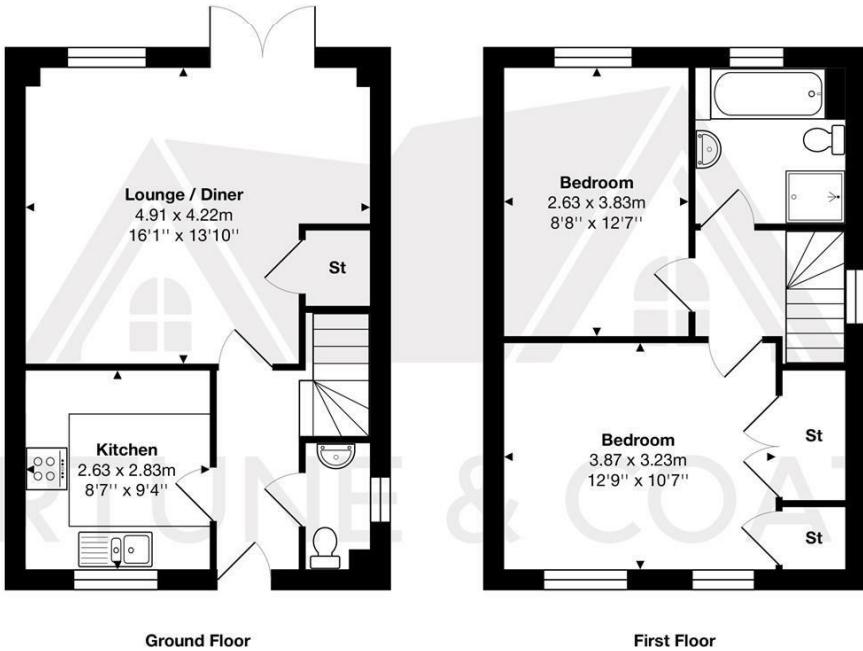
Lounge/diner 16'1" x 13'10" (4.91 x 4.22)

Kitchen 8'7" x 9'3" (2.63 x 2.83)

Bedroom 12'8" x 10'7" (3.87 x 3.23)

Bedroom 8'7" x 12'6" (2.63 x 3.83)

## Floor Plan



Ground Floor

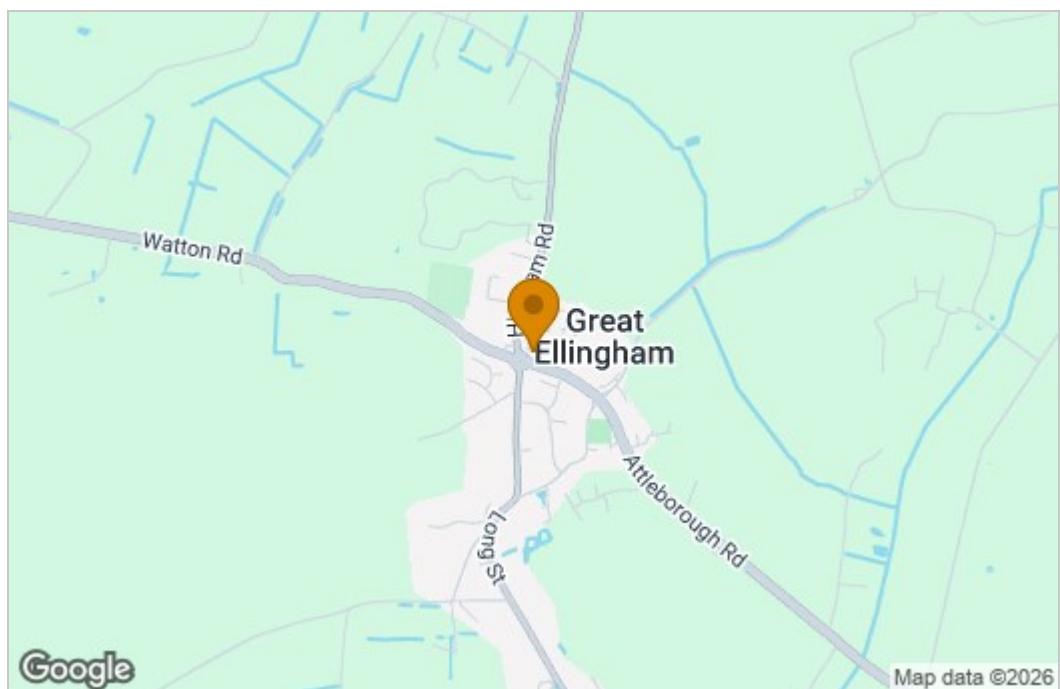
First Floor

Total Area: approx. 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup>

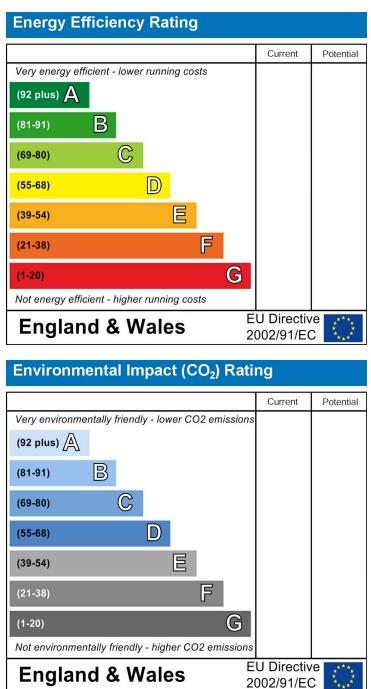
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
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## Area Map



## Energy Efficiency Graph



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