



FORTUNE & COATES

The People's Estate Agent

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1 Dragonfly Way, Great Ellingham, NR17 1TF

Guide price £240,000

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.

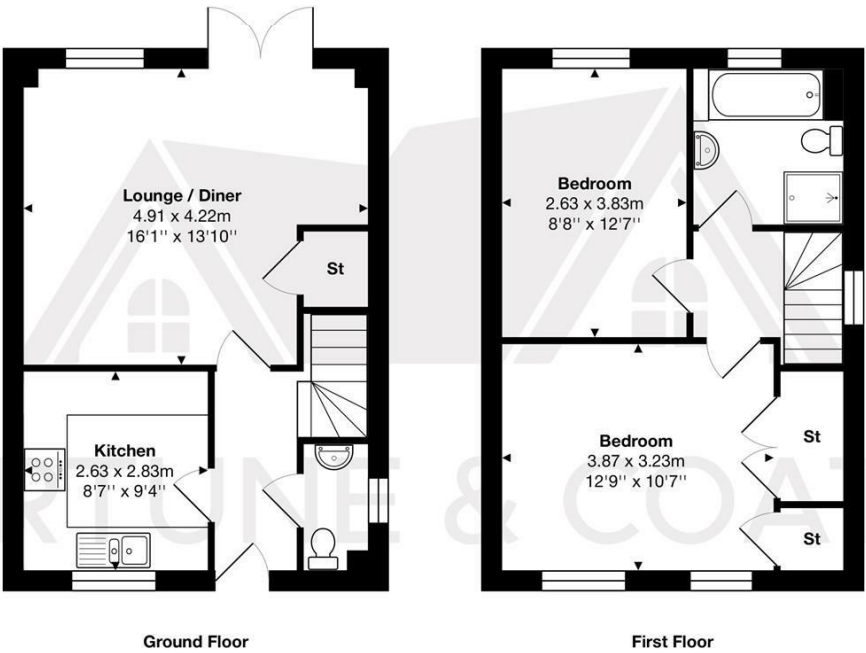
Lounge/diner 16'1" x 13'10" (4.91 x 4.22)

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

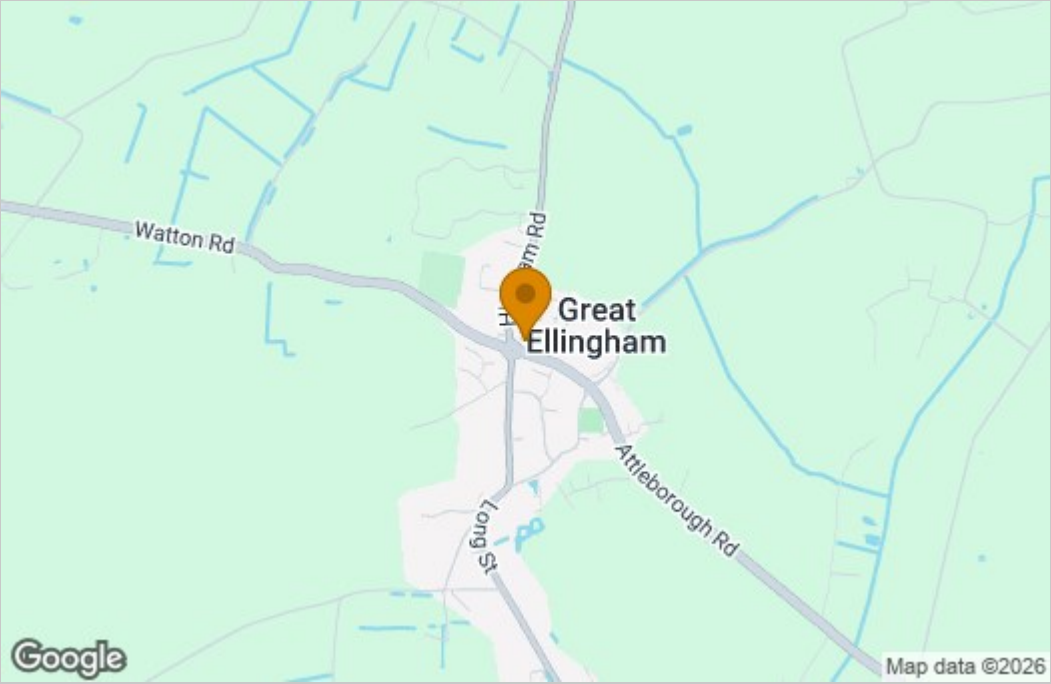


Total Area: approx. 69.9 m² ... 753 ft²

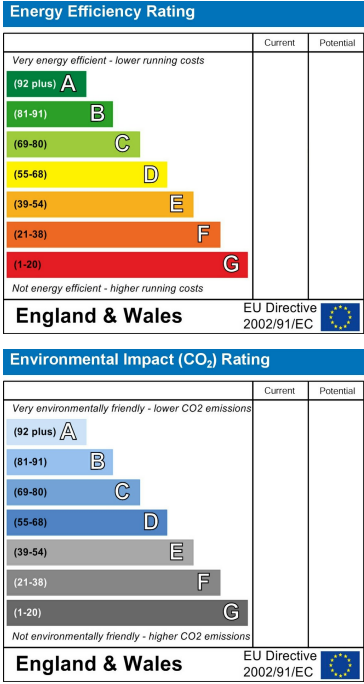
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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