



**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.

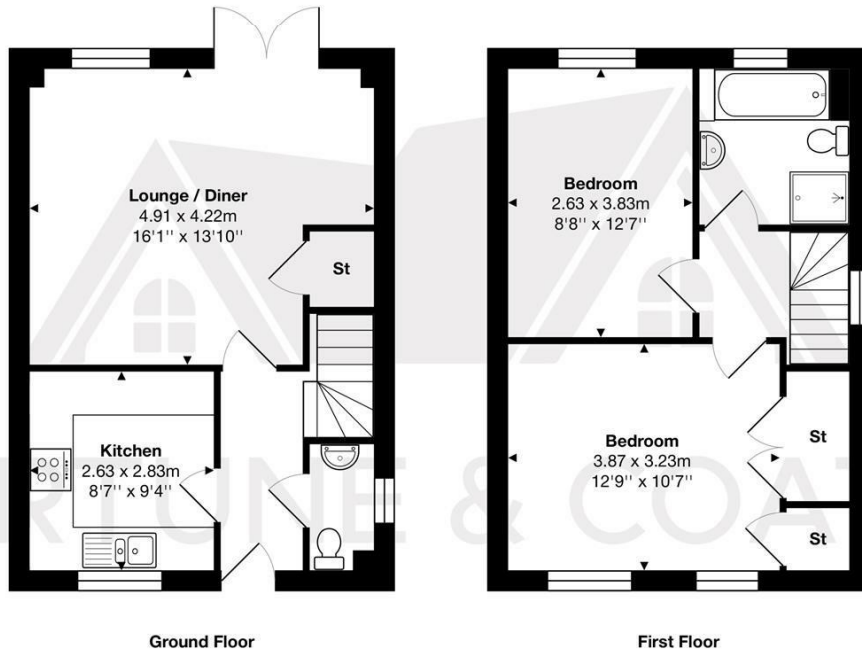
Lounge/diner 16'1" x 13'10" (4.91 x 4.22)

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

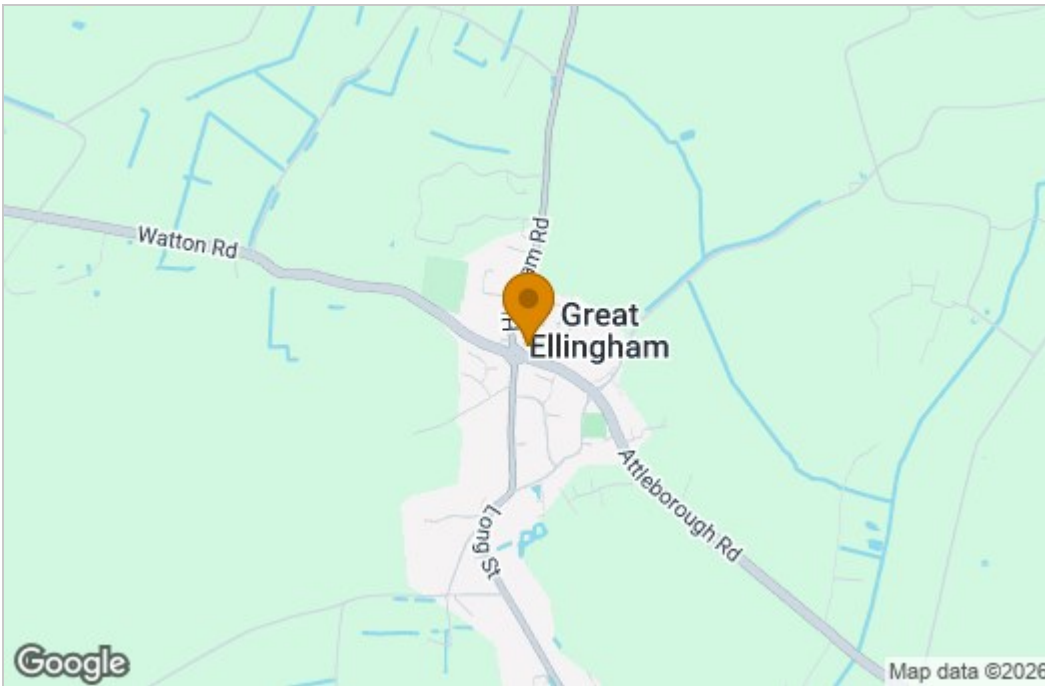


Total Area: approx. 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup>

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](http://www.fotomarketing.co.uk)

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.