



The Glebe House
Attleborough Road
Little Ellingham
NR17 1JH

Guide Price: £375,000- £400,000



VIEW TOWARDS LAND AT THE REAR (APPROX. 0.10 ac),
WHICH IS MAY AVAILABLE BY SEPARATE NEGOTIATION.



- Detached residence requiring refurbishment
- 3 bedrooms, 3 reception rooms
- Striking timbers
- Double ended driveway and garage
- Field views to rear
- Popular village location
- FURTHER LAND (APPROX. 0.10 AC)
POTENTIALLY AVAILABLE BY SEPARATE
NEGOTIATION
- No onward chain

Location

Little Ellingham is a small, rural village which benefits from a great community spirit due to its village hall that hosts a good variety of local groups and events. Whilst the village is modest in its offering of amenities, the village of Great Ellingham (just two miles away) has several other useful facilities, including a popular pub (The Crown) and village convenience store and Post Office. A wider range of facilities can be found in the market town of Attleborough, just 4 miles away, including a numbers of businesses, independent shops, cafes and supermarkets (including Sainsburys and Lidl). There are also bus connections and a railway line connecting Norwich, Ely, Cambridge. London can also be reached within a couple of hours.





Property

The house offers a huge amount of character, with numerous striking timbers and beams throughout, as well as a prominent Inglenook and wood burning stove. The house would make for a great project for someone to get stuck into, with good proportions, including spacious living/dining room, sitting room and bright landing.

Outside

Generous double ended, gravel driveway with various mature shrubs inset. The driveway allows plenty of space for parking and this leads to a detached, single garage and store behind. Access to both sides of the house lead to a shallow rear garden and conservatory. There are field views beyond the rear boundary.

Services

Mains water and electricity

How to get there:

W3W: rewarded.cleanest.greed

Viewing

by appointment with TW Gaze

Tenure: Freehold

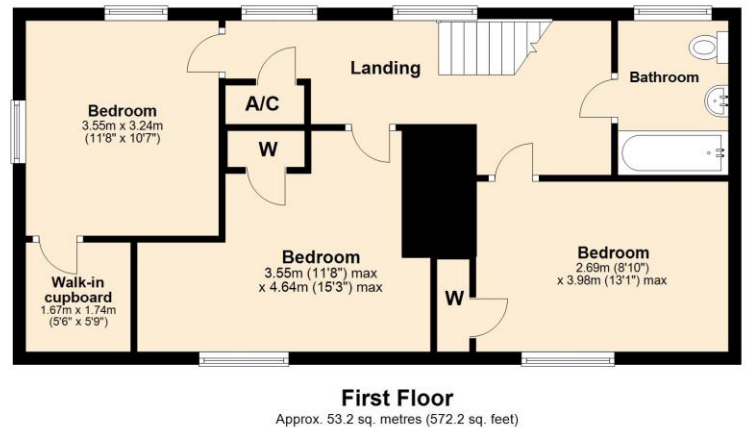
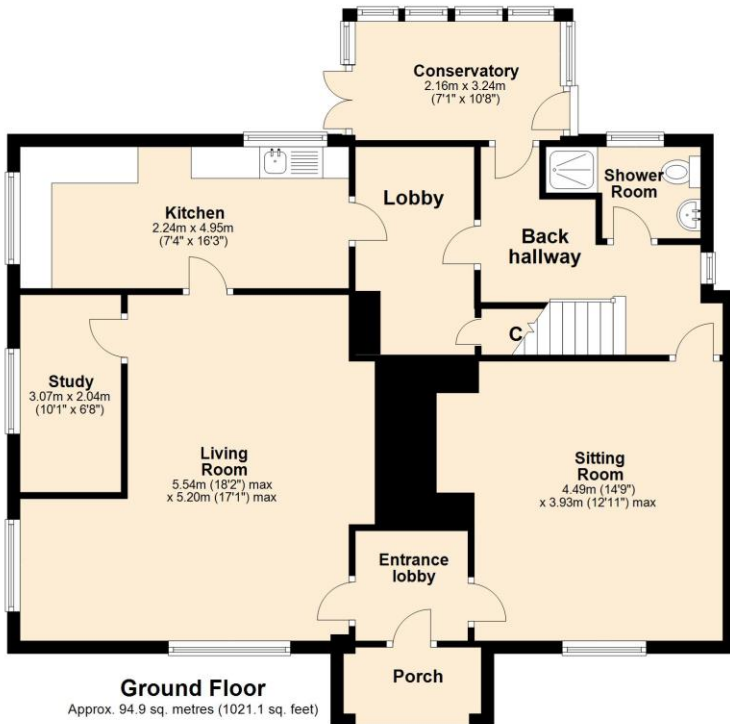
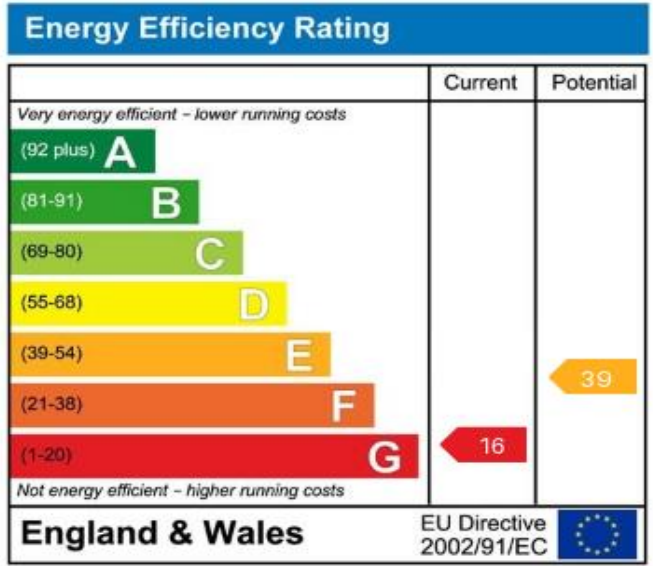
Ref: 2/19632/RM

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Total area: approx. 148.0 sq. metres (1593.3 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.