







20 Hingham Road I Great Ellingham I Attleborough

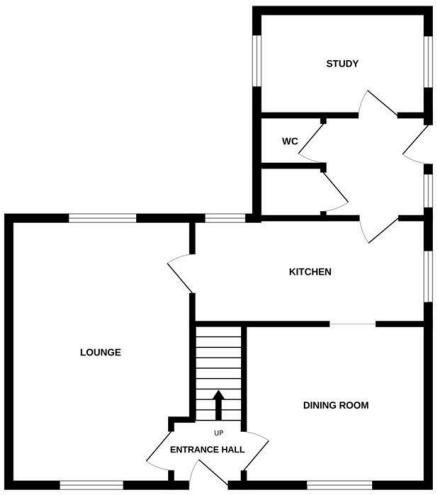
£270,000

EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious and extended, three bedroom semi-detached house, pleasantly positioned within the peaceful and sought-after village of Great Ellingham and offered with the significant advantage of no onward chain. Providing generous and versatile accommodation, this appealing home offers an excellent opportunity for first-time buyers looking to enjoy village living with plenty of space both inside and out. The ground floor comprises an entrance hall, lounge, separate dining room ideal for family meals and entertaining, fitted kitchen, useful study perfect for those working from home and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, creating a practical layout for everyday living. Outside, the property benefits from a large driveway providing ample off-road parking, while to the rear is a generous enclosed garden, offering a fantastic space for entertaining, gardening, family enjoyment or simply relaxing during the warmer months. Further benefits include double glazing and oil heating. Combining extended living accommodation, three bedrooms, flexible reception space, excellent parking and a substantial rear garden in a delightful village setting, this chain-free property would make a fantastic first-time purchase, so be quick to book a viewing.

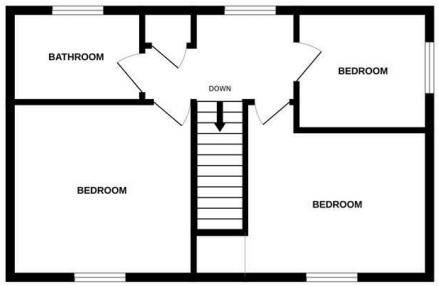
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 Hall
Doors to lounge, dining room and stairs to first floor.

Lounge 17'1" x 11'9"
Two double glazed windows, two radiators.

Dining Room 11'10" x 9'11"
Double glazed window, radiator.

Kitchen 15'1" x 6'9"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, two double glazed windows, radiator.

Study 10'3" x 6'9"
Double glazed window, radiator.

WC
Low level WC, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 11'3"
Double glazed window, radiator. cupboard.

Bedroom Two 12'0" x 11'5"
Double glazed window, radiator.

Bedroom Three 8'7" x 7'8"
Double glazed window, radiator.

Bathroom 8'6" x 5'7"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking.

Outside Rear
Large lawned garden, timber shed, enclosed by timber fencing.

Local Authority
Breckland Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains water and electric.
Oil heating.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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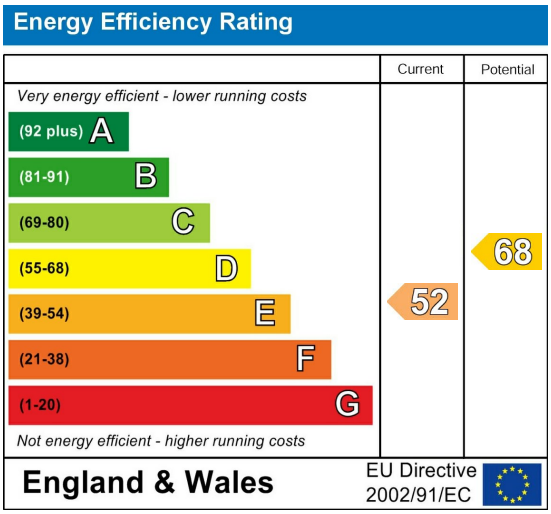












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.