



twgaze  
For Sale  
01953 423 188 twgaze.co.uk

BARRACK ROW

Barrack Row | Little Ellingham | NR17 1JJ  
Offers In Excess Of £290,000

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# Barrack Row | Little Ellingham | NR17 1JJ Offers In Excess Of £290,000

A three bedroom character cottage with wood burner, off road parking and private garden with field views.

Council tax: B

EPDRP  
Three bedroom country cottage

- Kitchen /dining room
- Private garden with field views
- First floor bathroom with ground floor shower room
- Lounge with feature wood burner
- Garden room
- Plenty of off road parking

## The 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.

## The Property

Nestled in a peaceful location, this delightful three-bedroom mid-terrace cottage offers the perfect blend of character, comfort, and modern living.





The property boasts stunning field views to the rear, providing a tranquil backdrop to everyday life. Inside, you'll find a spacious entrance hall leading to a cosy lounge with a beautiful fireplace and wood burner, ideal for those cooler evenings. The separate dining room and well-appointed kitchen offer great spaces for family meals and entertaining, while the garden room, with double doors opening to a sunken patio, brings the outside in and creates an inviting space to relax. Upstairs, you'll find three generously sized bedrooms, each offering ample space and natural light, as well as a family bathroom with a luxurious roll-top bath and shower overhead. The property is in good decorative order throughout and retains plenty of its original charm. This home is full of character and would make an ideal purchase for those seeking a peaceful retreat with a good balance of modern comforts and traditional features.

#### The Outside

Externally, the property benefits from off-road parking to the front and additional allocated parking ( at the end of the terraces ) . To the rear of the property is a patio area and steps up to a workshop/shed, lawn area perfect for enjoying the stunning views.

Agents Note - We have been informed by the owner there is a part of the property with flying freehold

#### Services

Mains Electricity, mains water, mains drains and Oil fired central heating.

#### How to get there

what3words/// stall.missions.awake

#### Viewing

Strictly by appointment

#### Council Tax Band B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

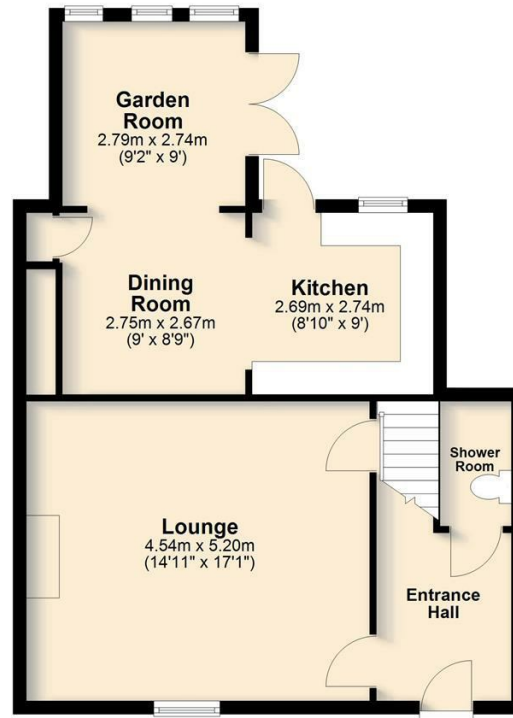
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20069



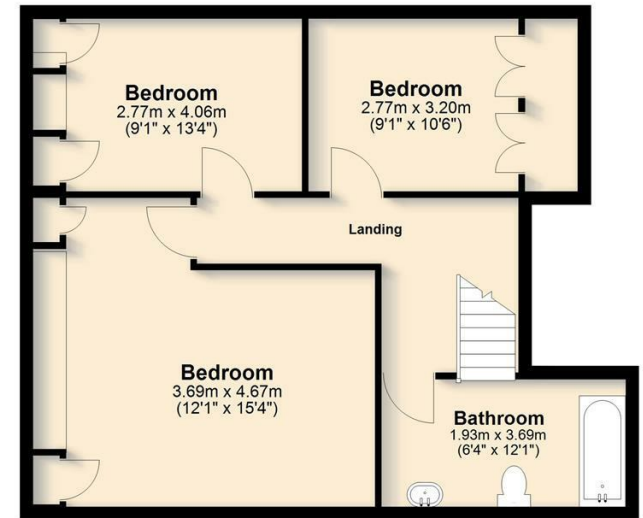
### Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



### First Floor

Approx. 60.9 sq. metres (655.2 sq. feet)



Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			86
(91-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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