



22 Poppy Way, Great Ellingham

In Excess of £230,000

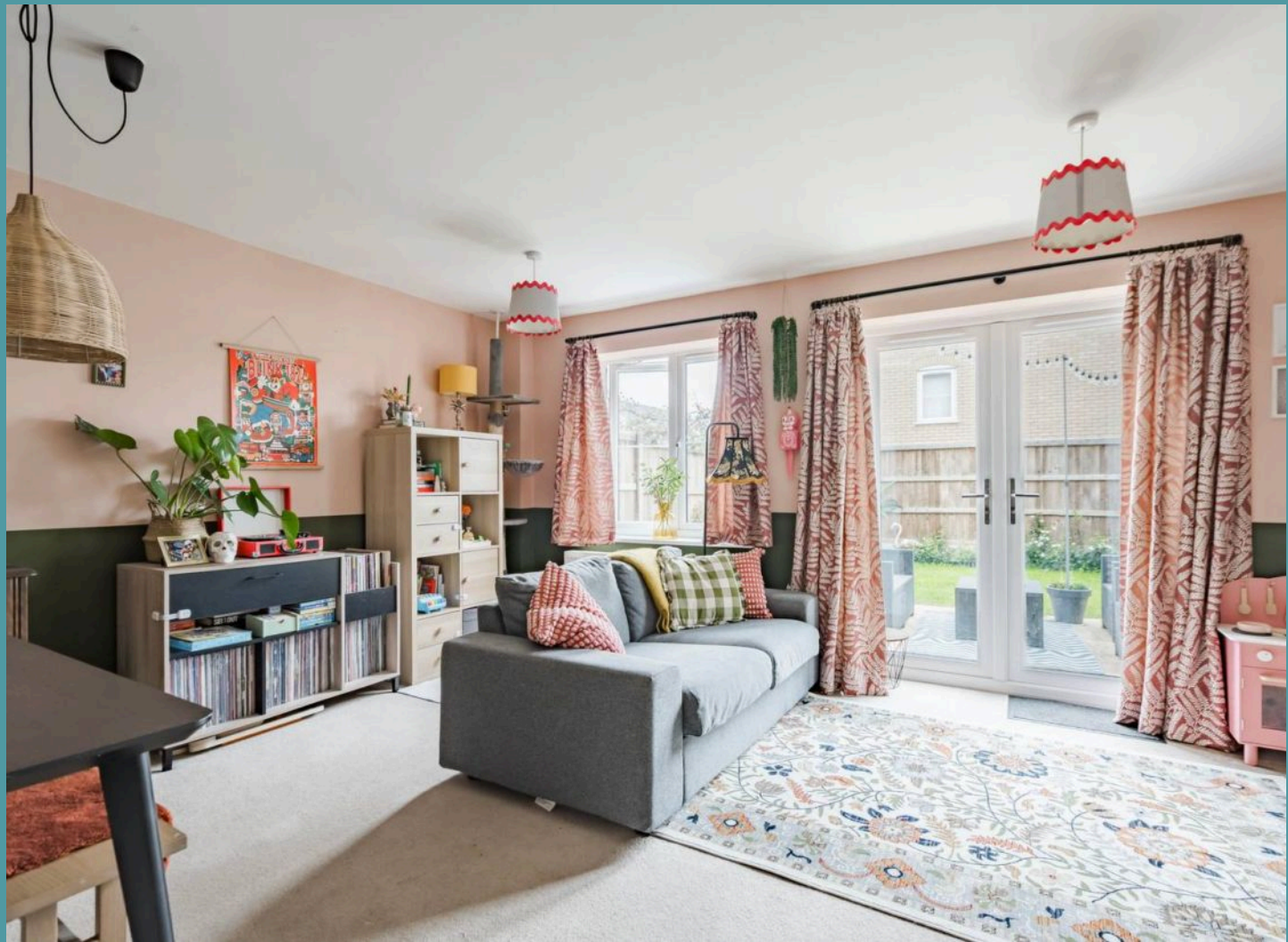
22 Poppy Way

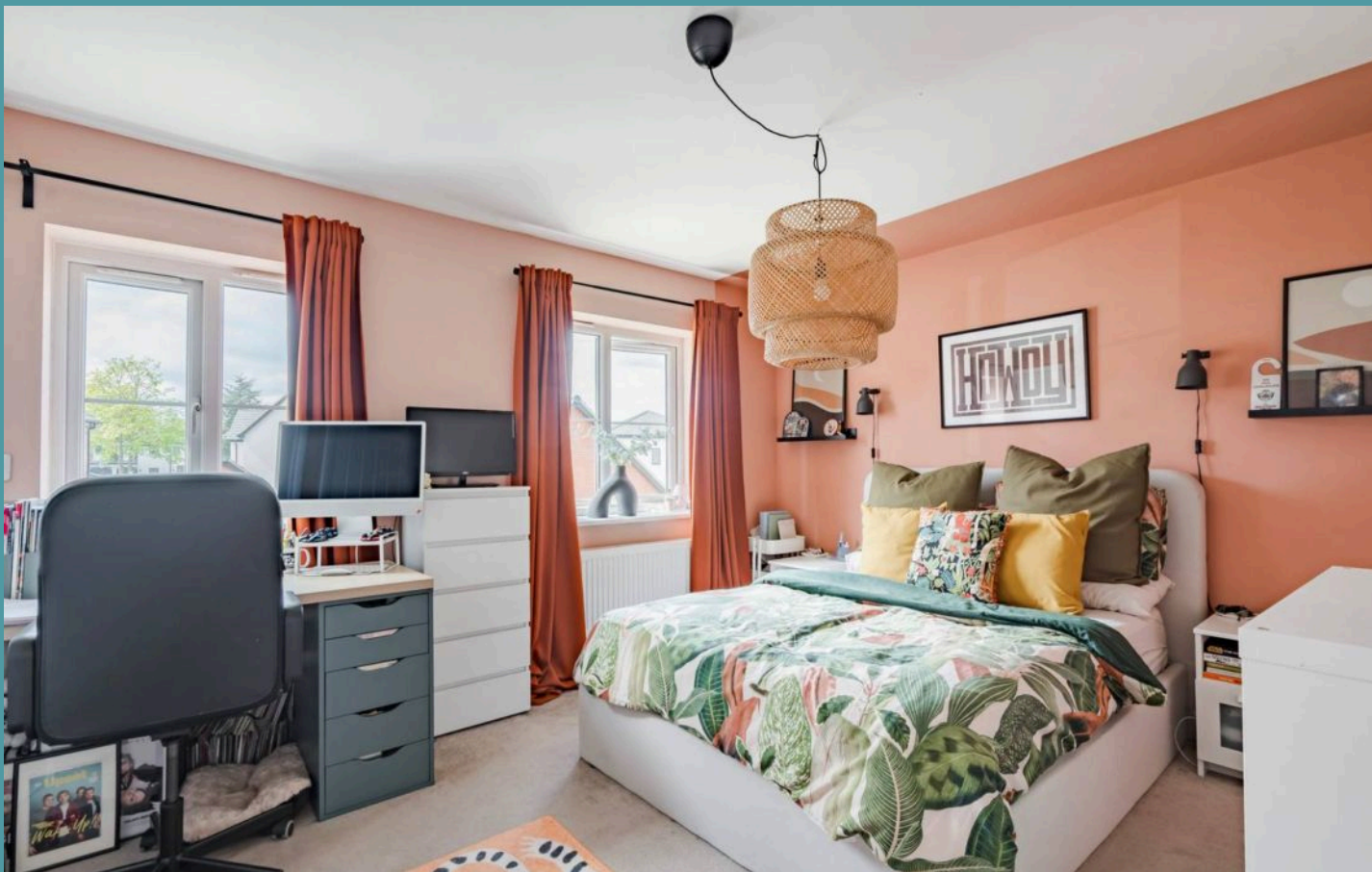
Great Ellingham, Attleborough

Presenting a charming and modern two bedroom semi-detached house located in the beautiful village of Great Ellingham. Built just three years ago, this residence comes complete with a 7-year NHBC warranty. With its well-appointed interior, landscaped garden, and convenient amenities nearby, this property is sure to appeal to those seeking a comfortable and contemporary living environment. Acquire this home today to experience all it has to offer.

Location

Great Ellingham is a charming rural village located in the county of Norfolk. Located just a few miles northwest of Attleborough and within easy reach of the A11, the village offers a peaceful countryside setting while still maintaining strong transport links to nearby towns and cities, including Norwich. Surrounded by rolling farmland and scenic walks, Great Ellingham is known for its strong community spirit, historic buildings, and annual events like the Teddy Bear Festival. With its blend of tranquil village life and convenient access to modern amenities, Great Ellingham presents an ideal location for families, retirees, and anyone looking to enjoy the best of Norfolk living.





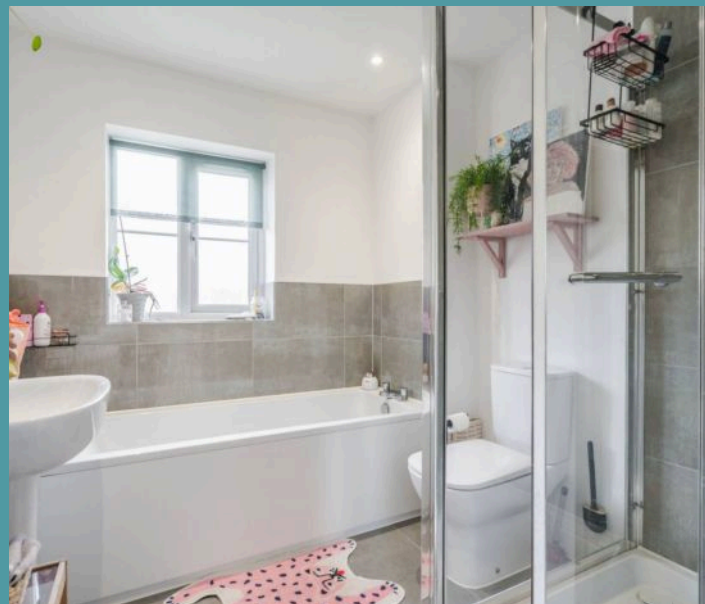
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Upon entering the property, you are greeted by a welcoming entrance hall, complemented nicely by a convenient WC. Positioned at the front of the residence is a kitchen, equipped with modern fixtures and fittings, including wall and base units, integrated appliances and storage, enhancing your cooking experience. Moving through to the sitting/dining room, that is filled with an abundance of natural light from the French doors and window, creating an inviting atmosphere suitable for both relaxation and entertaining. This versatile area can easily accommodate a variety of furniture arrangements to suit your lifestyle needs.

Ascending to the first floor, you will find two double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The family bathroom completes this level with its contemporary design and amenities, catering to all residents in the household.

Stepping outside, you'll find a landscaped garden that is predominantly laid to lawn, with a patio area for your outdoor seating arrangements. The summerhouse is suitable for storage of garden equipment or comfortable furniture. It is fully enclosed for privacy and seclusion. At the side of the residence is a brick-weave driveway providing off-road parking for multiple vehicles.





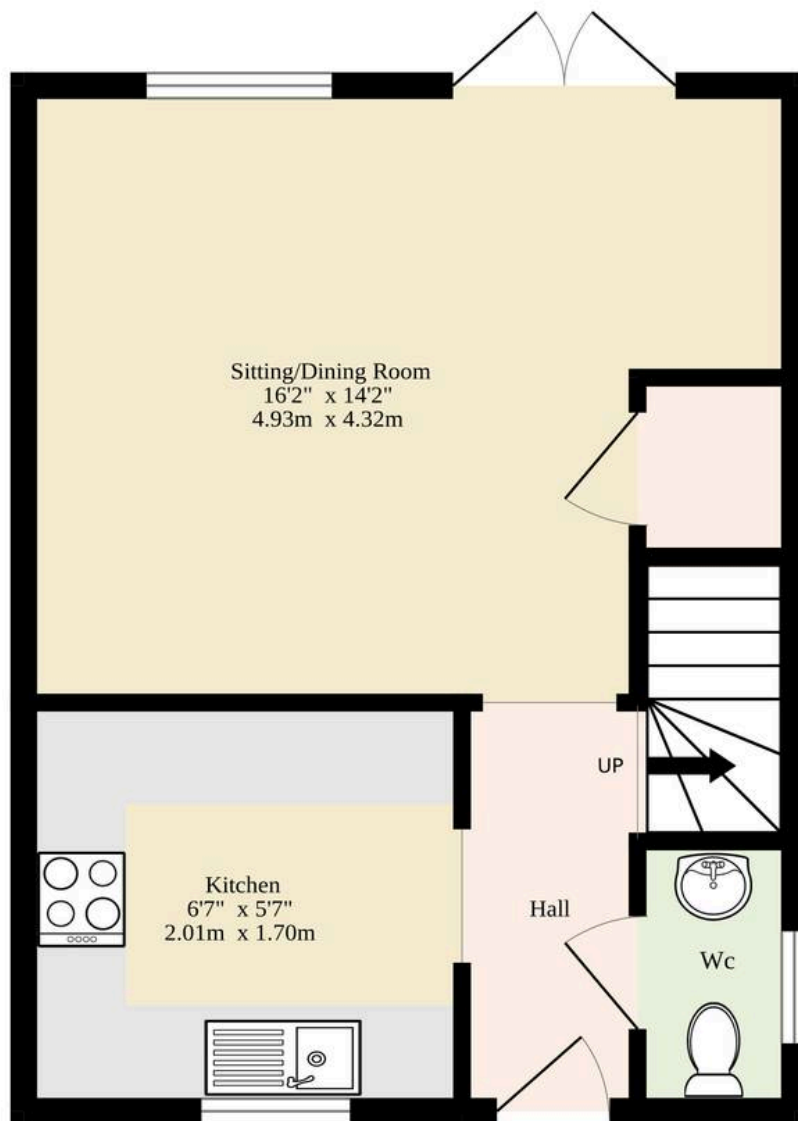
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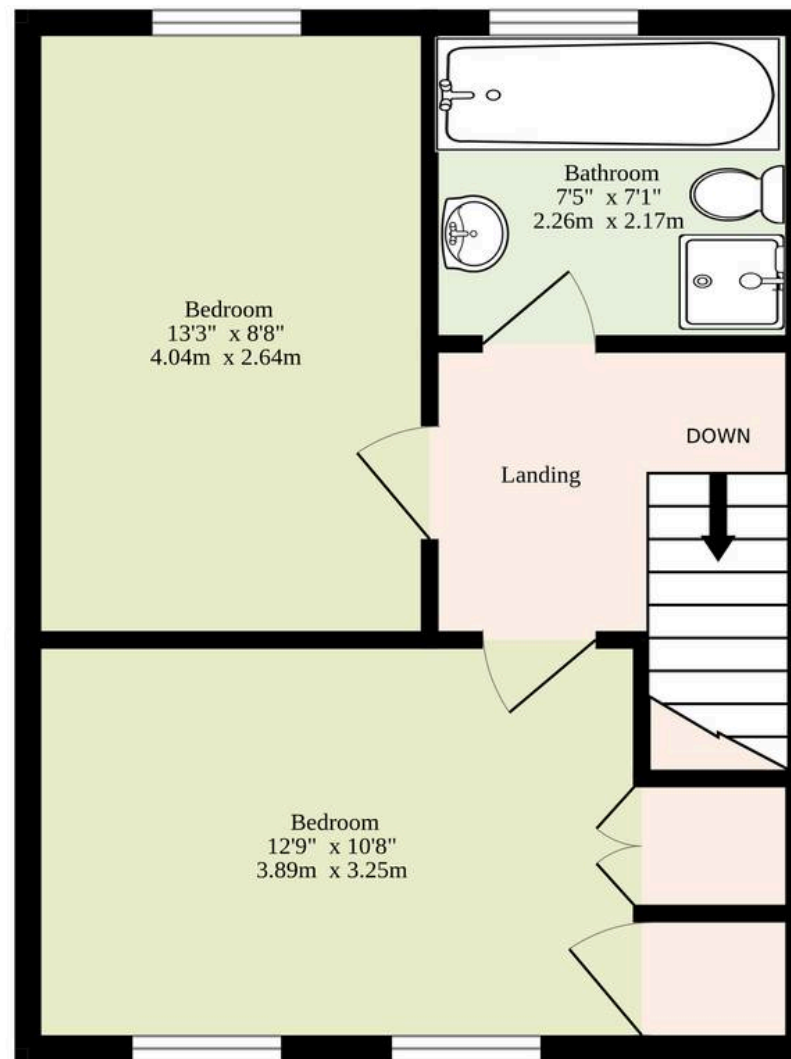
- Semi-detached residence built 3 years ago, in the village of Great Ellingham
- 7 years NHBC warranty
- Perfect first time buy or family home
- Kitchen equipped with modern fixtures and fittings
- Sitting/dining room filled with an abundance of natural light, inviting relaxation and entertaining
- Ground floor WC
- Two double bedrooms and a family bathroom
- Landscaped garden with a laid to lawn, patio area and a summerhouse, fully enclosed for privacy
- Brick-weave driveway providing off-road parking
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
323 sq.ft. (30.0 sq.m.) approx.



1st Floor
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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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