



4 Barrack Row, Little Ellingham

Guide Price £300,000



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Little Ellingham, Attleborough

Guide Price £300,000 - £325,000. Life in Little Ellingham offers the perfect balance of countryside calm and everyday convenience. Weekend mornings can begin in the sunlit garden room, surrounded by exposed beams and views over the fields beyond. There's space to grow your own produce, take on creative projects in the garden room, or simply unwind in the generous lounge with the warmth of the log burner. Evenings are made for slow dinners in the open-plan kitchen-diner or drinks outside in the enclosed garden. With three proper double bedrooms upstairs and two bathrooms, there's room for family, guests, or a dedicated workspace. Whether you're raising a family, working from home, or settling into a quieter pace, this characterful home makes everyday living feel relaxed, warm, and well-connected.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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### The Location

Located in the village of Little Ellingham, this property enjoys a peaceful rural setting with a strong sense of community and convenient access to nearby towns such as Attleborough and Wymondham.

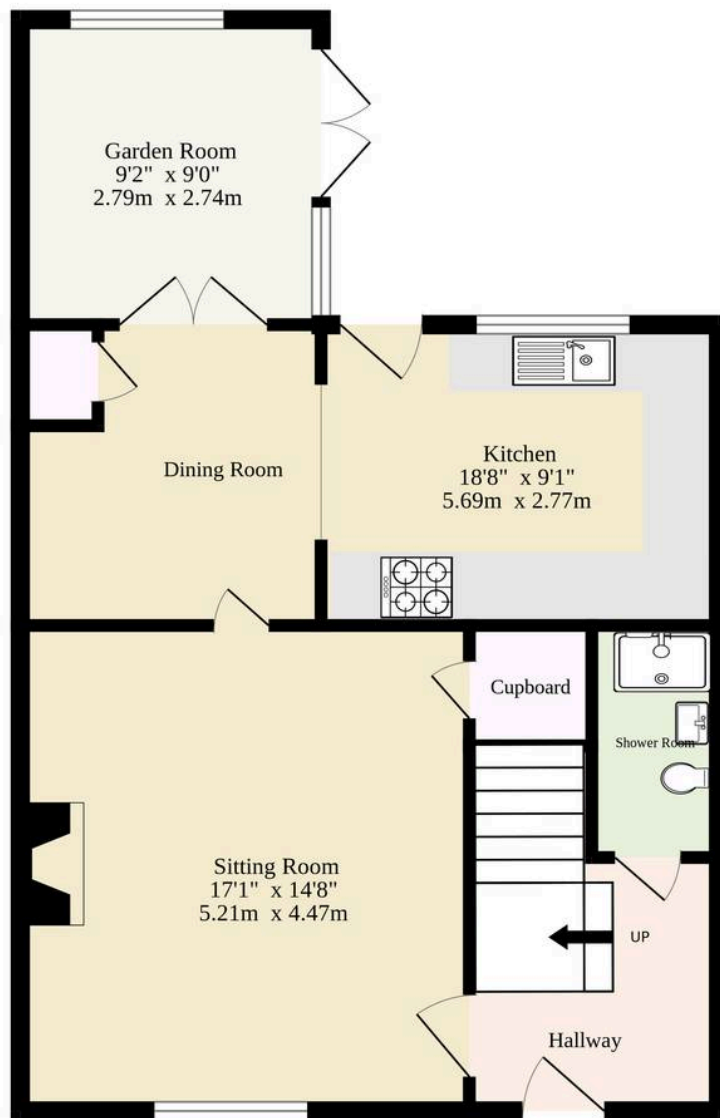
The village itself offers more than just countryside charm—it's home to a well-used village hall that hosts regular events and gatherings, along with a popular social club that brings residents together throughout the year.

Around three miles to the east lies the market town of Attleborough, offering a wider selection of shops, supermarkets, and rail links, along with

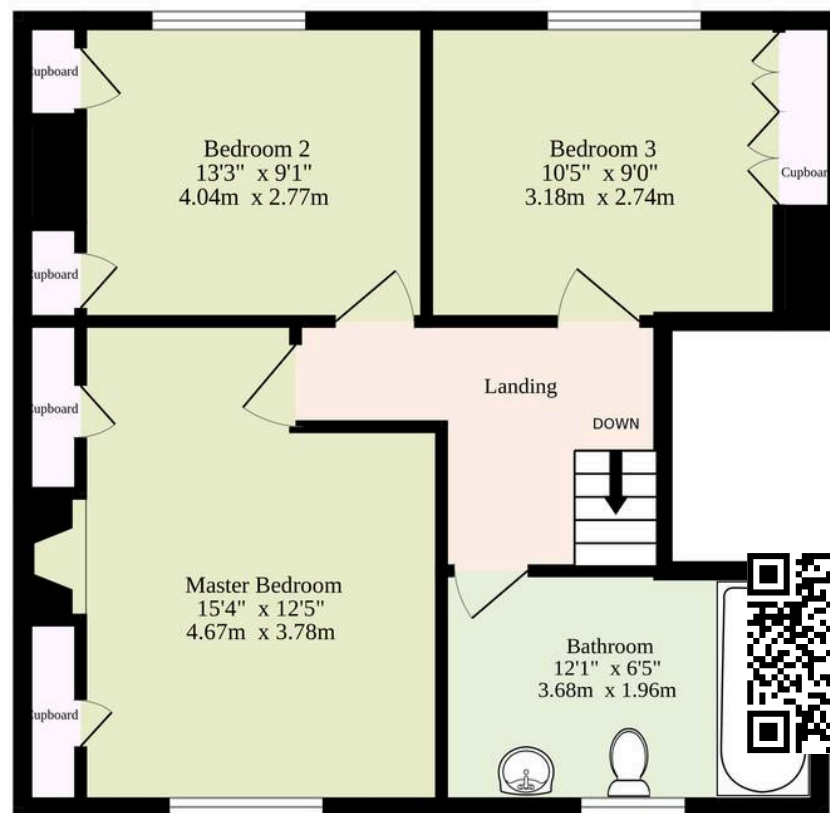




**Ground Floor**  
599 sq.ft. (55.6 sq.m.) approx.



**1st Floor**  
558 sq.ft. (51.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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