



3 Church Street, Great Ellingham

Attleborough



Minors & Brady



## 3 Church Street

Great Ellingham, Attleborough

Step inside a piece of Norfolk history, where 17th-century character meets modern comfort in the heart of Great Ellingham. This cottage, with exposed beams and a grand brick-built fireplace, offers versatile living spaces designed for both relaxation and everyday family life. With a cosy snug, a stylish kitchen/dining area, two double bedrooms, and a luxurious five-piece bathroom, every corner blends practicality with warmth. Outside, manicured gardens, a driveway, and a detached garage provide space and privacy, perfect for quiet mornings or entertaining. A home that invites you to linger, explore, and experience the best of village living.







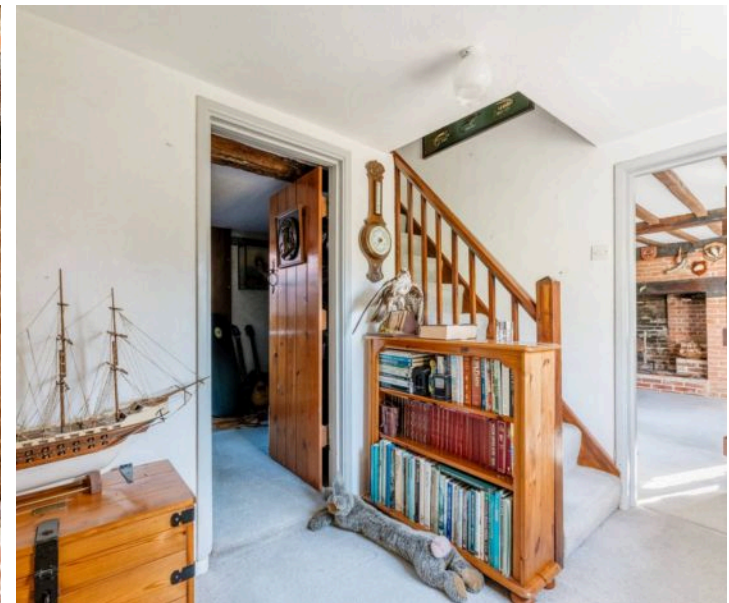
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- 17th century cottage proudly positioned in the Norfolk village of Great Ellingham
- Retains its original character features of exposed beams, rustic brick-work and traditional tiles, whilst receiving modern upgrades throughout the years
- Spacious sitting room accentuated by a grand brick-built fireplace with an open fire, inviting relaxation and entertaining
- Kitchen/dining room fitted with wooden cabinetry, a freestanding oven, under-counter areas for appliances and space for a fridge/freezer
- Flexible home office with the potential to be a bedroom, a cosy snug or a playroom for families
- Two double bedrooms complemented by built-in storage
- Family bathroom comprising of a traditional five-piece suite
- Beautifully maintained front and rear gardens, featuring laid to lawns, a timber storage shed and established beds and hedging
- A driveway at the rear providing off-road parking and a detached garage for storage options
- Close to the local pub, the village church, local shops, a primary school and rural walks





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### Location

Church Street in the Norfolk village of Great Ellingham is a charming and historically rich thoroughfare that runs through the heart of this rural community. The street is lined with a mix of traditional Norfolk cottages and more modern homes, creating a picturesque village atmosphere. Local amenities include a small convenience shop and a post office, providing residents with everyday essentials within walking distance. Families benefit from nearby Great Ellingham Primary School, which serves the local community, while secondary education is accessible in surrounding towns such as Attleborough.

Transport links are convenient for a rural location: the A11 trunk road lies a short drive away, offering easy access to Norwich and Cambridge, while Attleborough railway station provides regular services to Norwich and London. Healthcare facilities are within reach in the nearby town, including a general practice and dental services, ensuring residents' medical needs are met without extensive travel.



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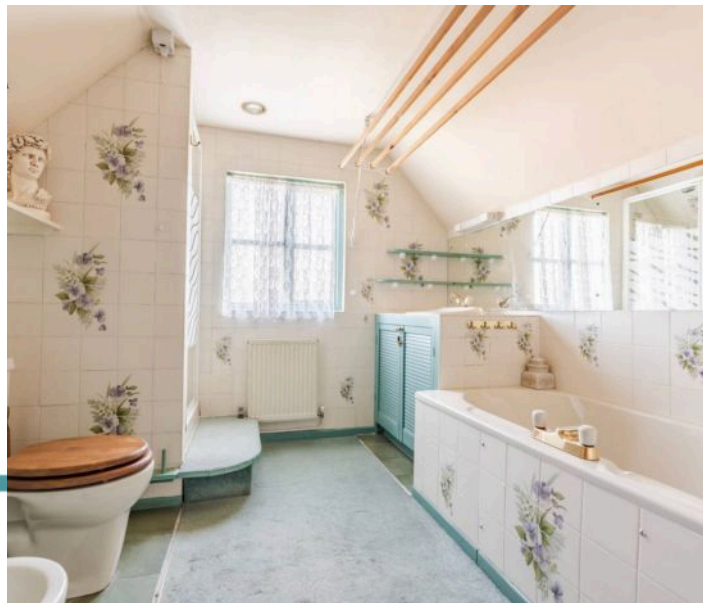
Great Ellingham, Attleborough

Located proudly in the heart of the charming Norfolk village of Great Ellingham, this 17th-century cottage exudes timeless character while embracing the comforts of modern living. Its original features—exposed beams, rustic brickwork, and traditional tiled flooring—create an inviting warmth and historic charm, blended with thoughtful updates throughout the years.

Upon entering, a bright and airy entrance hall sets the tone for the home, welcoming you in with a sense of space and light. Adjacent is a flexible home office, offering the versatility to serve as a bedroom, a cosy snug, or a playroom for families, catering to your unique lifestyle needs. The spacious sitting room, with its grand brick-built fireplace and open fire, forms the heart of the home, providing a perfect backdrop for relaxing evenings or entertaining guests.

The kitchen/dining room combines practicality and style, featuring wooden cabinetry, a freestanding oven, designated areas for appliances, and ample space for a fridge/freezer. This space flows seamlessly, making it ideal for family meals or casual gatherings.

Two generously proportioned double bedrooms offer comfort and privacy, whilst benefiting from built-in storage. The family bathroom is a five-piece suite, complete with a bathtub, shower cubicle, toilet, bidet, and a hand basin set within a vanity unit, providing a touch of indulgence to daily routines.



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Externally, the property is equally impressive. Gated access leads to a generous front garden, featuring a laid to lawn and established hedging, creating an inviting and private approach. To the rear, a well-maintained garden offers a beautiful outdoor space, with a lawn, vibrant planted beds, and a timber storage shed for tools and equipment. A driveway provides convenient off-road parking, while a detached garage adds further storage options.

### Agents note

Freehold

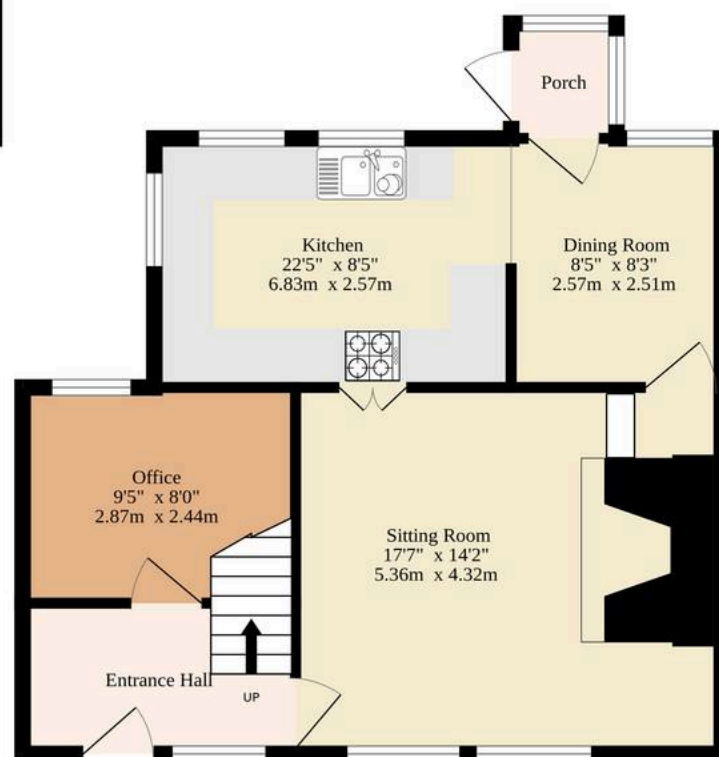
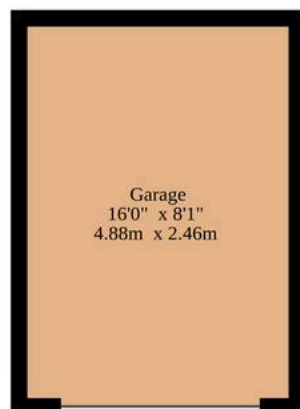
Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



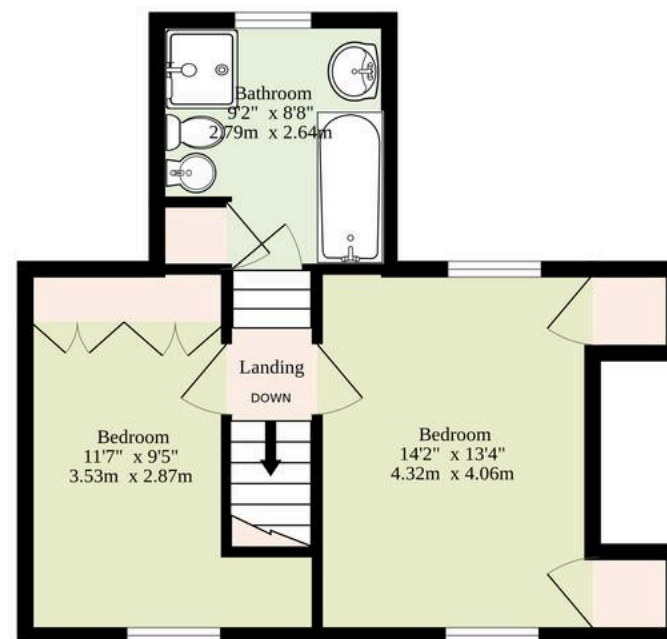
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**Ground Floor**  
794 sq.ft. (73.8 sq.m.) approx.



**1st Floor**  
382 sq.ft. (35.5 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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