



Sunnyside Hingham Road, Great Ellingham

Attleborough



Minors & Brady

Sunnyside Hingham Road

Great Ellingham, Attleborough

A rare opportunity to acquire a home with a detached annex set within approximately 0.5 acres (STMS), offering space, privacy, and versatility in equal measure. This two-bedroom bungalow with a detached one-bedroom annex offers exceptional flexibility, all presented in turn-key condition. The main home provides well-balanced living with a spacious sitting and dining area centred around a characterful log burner, alongside a practical kitchen and additional conservatory space. The annex adds further appeal, offering independent open-plan living ideal for guests or multi-generational use. Outside, the expansive plot with lawn and established trees creates a private and peaceful environment, enhanced by a secure gated entrance. Combining rural surroundings with modern comfort, this is a unique opportunity to acquire a ready-made lifestyle home.

- Detached two-bedroom bungalow with separate one-bedroom annex
- Set within approximately 0.5 acres (STMS) of private grounds
- Electric gated entrance providing security and privacy
- Large driveway with ample off-road parking and double garage
- Spacious sitting/dining room with log burner and brick feature chimney breast
- Well-integrated kitchen with access to a bright conservatory
- Two good-sized bedrooms and modern shower room in the main bungalow
- Self-contained detached annex with open-plan living, bedroom, and wet room
- Workshop space offering additional practicality and storage
- Generous outdoor grounds with lawn, established trees, and rural field surroundings





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The Location

Hingham Road in the Norfolk village of Great Ellingham is a pleasant and characterful stretch that forms part of the main route through this friendly rural community. The road features a variety of homes, from traditional brick-and-flint cottages to newer family houses, reflecting the village's gradual growth over the years while still maintaining its countryside charm. Many properties enjoy open views of the surrounding fields, giving a real sense of space and connection to the wider Norfolk landscape.

The village itself offers a small but useful range of local amenities. There's a convenience store and post office nearby for everyday essentials, and the well-regarded Great Ellingham Primary School serves young families. For older children, secondary schools are available in nearby Attleborough and Watton, both within easy reach.

Transport links are good for a village setting. The A11 is just a few miles away, making it straightforward to reach larger centres such as Norwich or Thetford, and Attleborough railway station provides regular services to Norwich, Cambridge, and London. Although Great Ellingham does not have its own GP surgery, residents have access to healthcare in Attleborough, where there are doctors, dentists, and pharmacies.

Overall, Hingham Road offers a peaceful village lifestyle with practical connections to nearby towns, an appealing setting for anyone looking for a relaxed pace of life in the Norfolk countryside.



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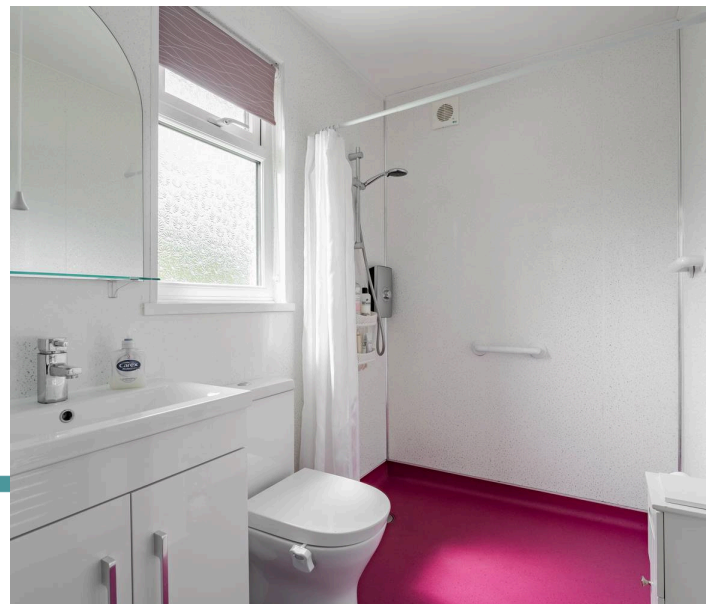
Set within approximately 0.5 acres (STMS), this impressive and private property offers a rare opportunity to acquire a truly turn-key home with the added benefit of a detached one-bedroom annex. Surrounded by open fields, the setting provides a wonderful sense of rural living, with space, privacy, and a peaceful atmosphere from the moment you arrive.

Electric gates open onto a large driveway, creating a secure and welcoming entrance, with ample parking and a double garage adding further practicality.

The main bungalow is both spacious and well presented, with a layout that flows easily throughout. An inviting entrance hall leads through to two good-sized bedrooms and a modern shower room, while the main living space has been designed with comfort and sociability in mind.

The sitting and dining area is particularly impressive, centred around a striking brick feature chimney breast rising from a log burner, adding warmth and character to the room.

The kitchen is well integrated, offering a functional and well-equipped space, with access through to a conservatory that provides an additional area to relax and enjoy views over the garden.



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The detached annex is a valuable addition, offering its own open-plan living space with kitchen area, a separate bedroom, and a wet room. Ideal for guests, independent living, or flexible use, it also benefits from a workshop space, adding further versatility. Externally, the grounds are a standout feature, with a sprawling lawn complemented by established trees that create both privacy and a picturesque setting.

The plot offers plenty of space to enjoy outdoor living while remaining manageable, making the most of its countryside surroundings.

Further benefits include a boiler installed approximately two years ago, ensuring efficiency and peace of mind, along with the overall condition of the property, which has been maintained to a standard that allows a buyer to move straight in.

Combining generous living space, a detached annex, and a sought-after rural setting, this is a rare home that offers both flexibility and lifestyle, ready to be enjoyed from day one.

Agents Note

This property will be sold freehold and connected to oil-fired heating, septic tank, mains water and electricity.

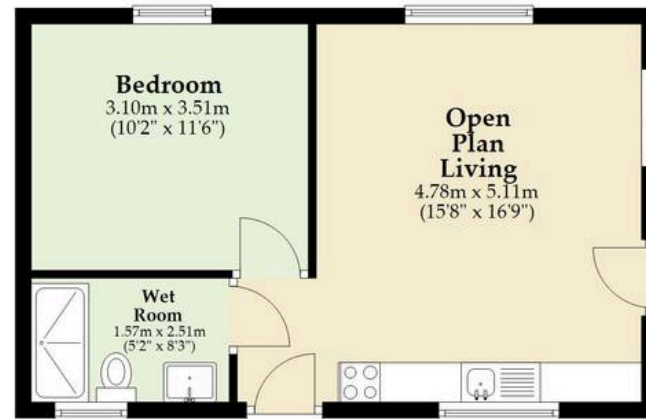
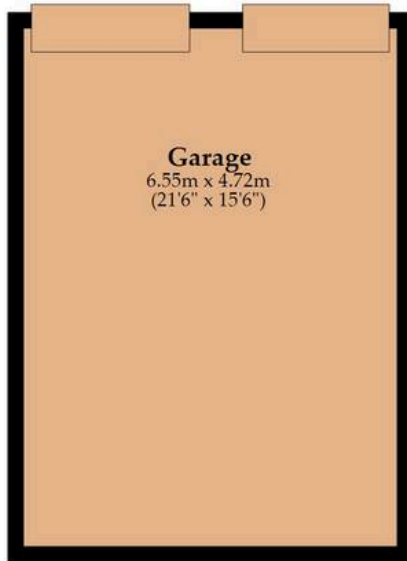
Please note there is a restrictive covenant in place limiting the property to a single dwelling for a period of 100 years. The exact remaining term of this covenant is to be confirmed.



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Ground Floor

Approx. 194.6 sq. metres (2094.5 sq. feet)



Total area: approx. 194.6 sq. metres (2094.5 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady

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