



Guide Price £250,000

2 Bedroom Semi-Detached House for sale  
48 Poppy Way, Great Ellingham, Attleborough



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## Overview

This 2-bedroom home stands out from the crowd with good-sized double bedrooms, a bathroom offering a separate bath and shower, storage galore and a sizeable garden. Click [here](#) to find out more.



## Key Features

- Modern 2-Bedroom Semi-Detached House
- Well-Appointed Fully-Integrated Kitchen
- Good-Sized Lounge-Diner with Garden Access
- Two Double Bedrooms, Well-Appointed Bathroom and Ground-Flood WC
- Good Condition Throughout, Air-Source Heat Pump and Ample Storage
- Driveway Parking and Westerly-Facing Enclosed Garden
- School, Play Park and Eatery within Walking Distance and a 6-Minute Drive of Attleborough and A11
- 2021 Build - 7 years NHBC Warranty Remaining



Welcome to Poppy Way, Great Ellingham. Built in 2021, this property has served well as a young family home presenting in good condition for its next chapter. Offering driveway parking for two vehicles and an enclosed rear garden with a storage shed, let's take a peek inside.

Greeted with a well-appointed kitchen to the front, complete with integrated appliances and showcasing the triangle concept for efficiency, this is an inviting space complete with tiled flooring and under unit lighting. The lounge-diner is set to the back of the property overlooking the garden and boasting a versatile shape and ample downstairs storage. The all-important ground-floor WC completes this floor.

Upstairs a bright landing leads to two double bedrooms and a bathroom fitted with a bath, separate shower and heated towel rail with thermostat. The principle bedroom offers dual windows and an extensive double wardrobe. Additional benefits to this property include a boarded loft with ladder and air-sourced heating.

Set only a 6-minute drive of Attleborough and the A11 to Norwich-Cambridge, this home is within easy reach of daily essentials, a train station and eateries. Great Ellingham is conveniently positioned between Wymondham, Hingham, Attleborough and Watton. While Norwich city centre is only 25 minutes away. Enjoy Sunday lunches within a stroll of your doorstep at The Crown.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///played.porridge.property



**Kitchen**

9' 4" x 8' 4" (2.85m x 2.55m)

Stone tiled flooring, uPVC double-glazed window, fitted base and wall-mounted units, integrated electric oven and hob, extractor hood, fridge-freezer, washing machine and dishwasher, tiled splashback, multiple sockets and spotlights.

**Lounge Diner**

15' 8" x 13' 11" (4.80m x 4.25m)

Carpet flooring, uPVC double-glazed window and French doors, covered radiator, three ceiling lights, multiple sockets, TV aerial, sizeable understairs storage cupboard housing internet connection and multiple sockets.

**Entrance**

10' 2" x 3' 9" (3.10m x 1.15m)

Vinyl flooring, uPVC composite front door, ceiling light and radiator.

**WC**

2' 11" x 5' 10" (0.90m x 1.80m)

Stone tiled flooring, uPVC obscured double-glazed window, wash hand basin with splashback tiling, toilet, ceiling light and radiator.

**Bedroom One**

Carpet flooring, dual uPVC double-glazed windows, ceiling light, cupboard housing heating unit, built-in double wardrobe, radiator and multiple sockets.

**Bedroom Two**

12' 9" x 8' 6" (3.90m x 2.60m)

Carpet flooring, uPVC double-glazed window, ceiling light, thermostat, radiator and multiple sockets.

**Bathroom**

7' 6" x 7' 0" (2.30m x 2.15m)

Tiled flooring, uPVC obscured double-glazed window, spotlights, corner shower unit with glass doors and tiles walls, bath with tiled walls, wash hand basin with splashback tiling, toilet, shaver socket and heated towel rail with thermostat control.

**Landing**

7' 0" x 4' 9" (2.15m x 1.45m)

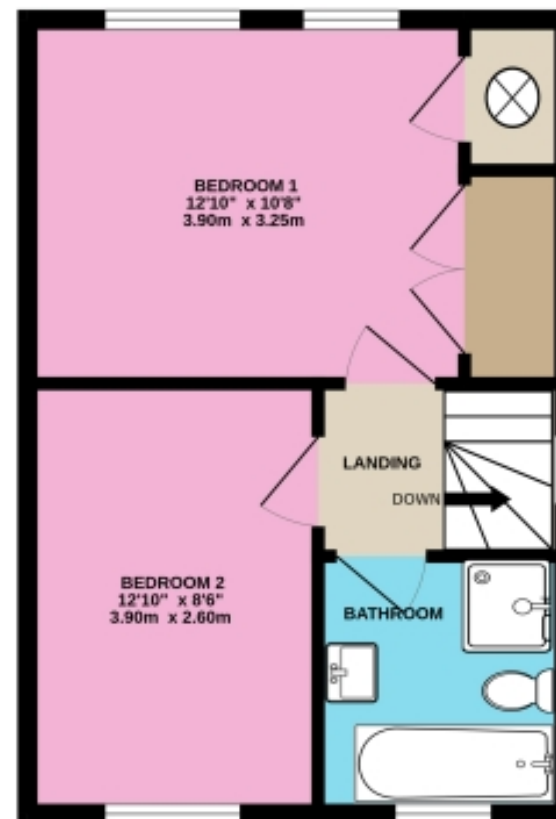
Carpeted flooring, oak hand rail, uPVC double-glazed window, ceiling light, boarded loft access and wooden balustrade.

# Floorplans

GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



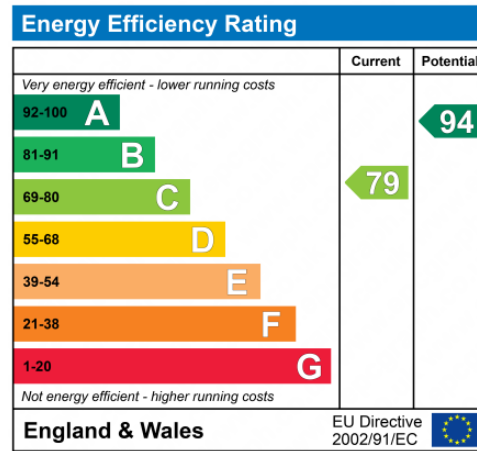
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



SEMI-DETACHED 2-BEDROOM HOUSE

TOTAL FLOOR AREA : 733 sq.ft. (68.1 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-estimation. 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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