



ELLINGHAM ROAD, ATTLEBOROUGH

Guide Price : £1,115,000



acorus

ELLINGHAM ROAD ATTLEBOROUGH NR17

A spacious barn style detached six bedroomed three storey modern house set in approximately 0.6 hectare (1.5 acres) with large gardens, three bay former garage, cart lodge/utility shed and summer house.

THIS PROPERTY IS SUBJECT TO AN
AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further
information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

GUIDE PRICE: £1,115,000

(Ref: C365)

These particulars give only a general outline and your attention
is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description of the property for the guidance of the intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located on the outskirts of Attleborough in a rural location.

Attleborough is a popular market town situated alongside the A11 with rail links to

Norwich, Cambridge and London.

The town offers a variety of local amenities including a weekly market, leisure facilities, and primary and secondary schools.

DESCRIPTION

A spacious barn style detached six bedroomed three storey modern house set in approximately 0.6 hectare (1.5 acres) with large gardens, three bay former garage, cart lodge/utility shed and summer house.

The property is very well presented and is currently used as a holiday let.

ACCOMADATION

With double glazed wooden windows throughout, the accommodation comprises:

Ground Floor

Front Entrance Hall 10.22m x 3.22m
 Lounge 8.87m x 7.97m
 Feature brick fire place with bressumer beam.
 Kitchen/Dining Room 8.86m x 7.93m
 Hardwood worktops, base and wall units, marble top island unit with base units below and built-in microwave, double drainer sink unit.
 Built-in double electric oven, built-in fridge/freezer, built-in dishwasher and tiled floor.
 Pantry
 Rear Entrance Hall
 Cloakroom
 Utility Room 4.38m x 4.11m
 Work tops with base units below, sink unit, plumbing for washing machine, boiler room and storage cupboard off utility room.

First Floor

Landing with seating area. 9.56m x 10.24m
 Bedroom 1 9.37m x 6m
 (Above rear Pantry, Entrance Hall and Utility Room)
 Master Bedroom 8m x 5.8m
 Dressing room and en-suite shower room.
 Bedroom 3 4.9m x 3.9m
 Walk-in wardrobe
 Bedroom 4 4.9m x 3.9m
 Walk-in wardrobe
 Family Bathroom
 Bath, shower unit, low level flush W/C, wash hand basin, fully tiled.

Second Floor

Landing with seating area.

Bedroom 5 5.8m x 4.6m

Dressing room and en-suite shower room.

Bedroom 6 5.8 x 4.6m

Dressing room and en-suite shower room.

OUTSIDE

Gated shingle drive/turning area with ample parking and turning space.

Large gardens to front, sides and rear, mainly laid to lawn.

Rear walled courtyard.

Three bay former garage to the rear, currently used as a Laundry Room/Store.

Double sized Cart Lodge/Utility Shed to side.

Two timber sheds.

Timber Summer House.

EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

ACCESS AND RIGHTS OF WAY

The property benefits from its own access and we are not aware of any rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was obtained for the dwelling in 2016 subject to eight conditions, one of which was an Agricultural Occupancy Condition. Condition six states:-

'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working or last working in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990 (as amended), or in forestry, or a widow or widower of such a person, and to any resident dependants.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.

Drainage is to a Klargestar mini treatment unit (private system).

Central heating is provided by oil boiler with underfloor heating to ground floor and radiators in upper rooms.

ENERGY PERFORMANCE RATING: SAP EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Breckland Council
www.breckland.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.

IMPORTANT NOTICE

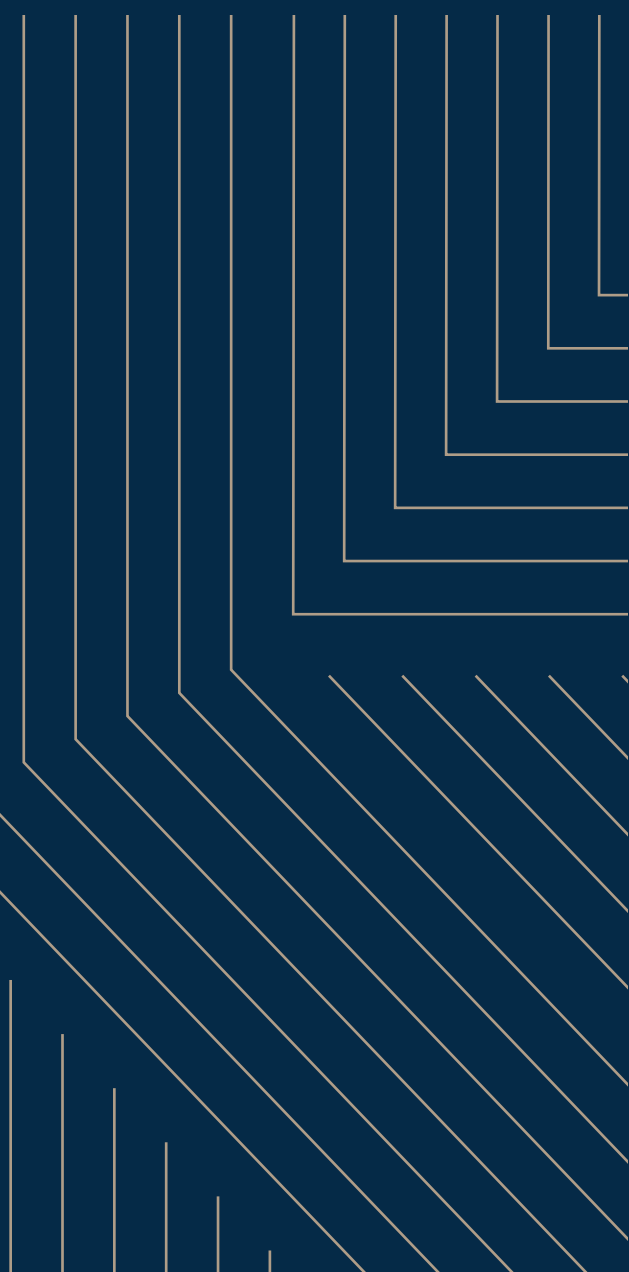
Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

© COPYRIGHT LICENCE 100039456



acorus[®]

www.acorus.co.uk