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2 The Conifers

Great Ellingham, NR17

Occupying an exceptional position within an exclusive private cul-de-sac of just four individually designed homes, expertly built by a respected local luxury house builder. Completed in 2021 and enjoying uninterrupted views across open farmland, it combines refined contemporary design with outstanding energy efficiency, creating a home that offers both the reassurance of modern construction and the tranquillity of a rural setting.





Approached via a shared gravel driveway within this exclusive development, 2 The Conifers immediately impresses with its clean architectural lines and carefully considered layout. Designed with modern family life in mind, the accommodation flows effortlessly from one space to the next, while large windows and French doors ensure every principal room enjoys an abundance of natural light and a wonderful connection to the surrounding countryside.

The entrance hall provides an inviting introduction, finished with tiled flooring, underfloor heating and oak internal doors that continue throughout the ground floor. A separate study offers an ideal home office, perfectly suited to today's flexible working arrangements, while a practical utility room and cloakroom ensure everyday life remains effortlessly organised.

The heart of the home is undoubtedly the impressive 27ft kitchen and dining room. Beautifully appointed with a comprehensive range of contemporary cabinetry and integrated appliances including oven, microwave, plate warmer, dishwasher and fridge freezer, it has been designed as a space for both entertaining and family life. A breakfast bar creates an informal gathering point for morning coffee, while the generous dining area opens directly onto the garden through French doors, framing uninterrupted views across open farmland beyond. Double doors connect seamlessly to the sitting room, allowing the two spaces to work independently or together for larger occasions.

The sitting room is equally impressive, enjoying dual aspects together with further French doors opening onto the terrace. The combination of underfloor heating, generous proportions and far-reaching rural views creates a wonderfully comfortable space throughout every season.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms arranged around a bright central landing. The principal suite enjoys peaceful countryside views, fitted wardrobes and a stylish en-suite shower room. Three further bedrooms provide excellent flexibility for growing families, guests or additional workspace, all served by a contemporary family bathroom.

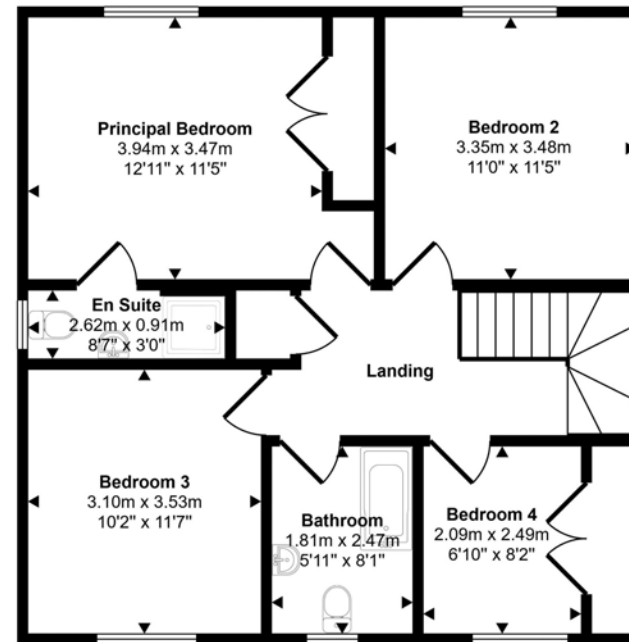
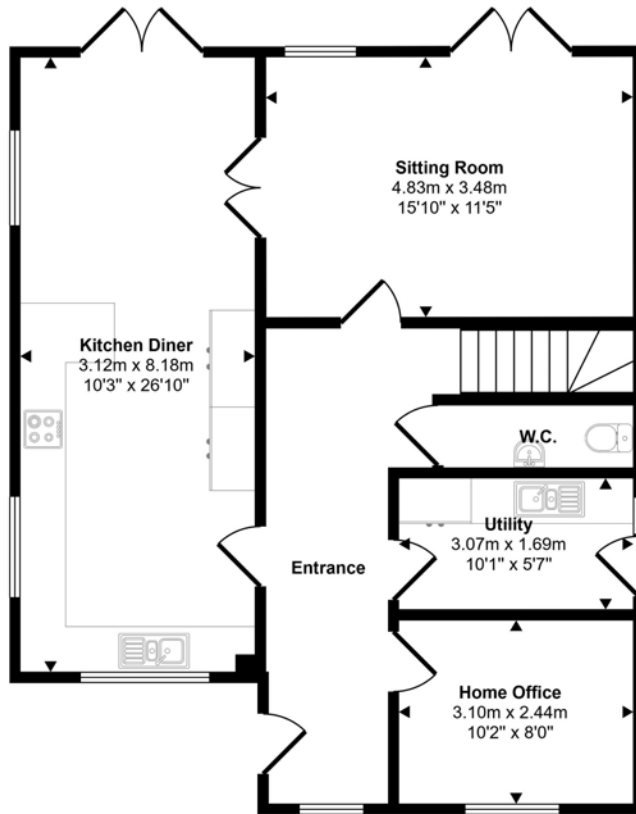
Outside, the landscaped rear garden has been thoughtfully designed to maximise both enjoyment and the spectacular setting. An Indian sandstone terrace provides the perfect place for outdoor dining, while raised sleeper borders, lawn and established planting create an attractive, low-maintenance environment. Beyond the garden, uninterrupted farmland provides an ever-changing rural backdrop, offering an exceptional sense of privacy and tranquillity. Parking for approximately eight vehicles, together with an attached garage, completes this outstanding home.

Air source heating and underfloor heating across the ground floor ensure the property combines modern sustainability with year-round comfort.





Approx Gross Internal Area
141 sq m / 1522 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Families

The flexibility of the accommodation makes 2 The Conifers particularly well suited to modern family living. Four generous bedrooms, dedicated home office space and expansive open-plan living ensure there is room for every stage of family life, while the secure landscaped garden provides an ideal environment for children to enjoy safely.

Excellent schooling, easy commuting links and a welcoming village community further enhance the appeal, creating a home that works as well practically as it does aesthetically.

Location

Great Ellingham is one of South Norfolk's most desirable villages, offering a wonderful balance between peaceful rural living and excellent accessibility. Surrounded by attractive countryside yet within easy reach of Attleborough and the A11, the village is ideally positioned for commuters travelling to Norwich, Cambridge and London.

The village itself enjoys a strong sense of community together with local amenities, while nearby Attleborough provides supermarkets, independent shops, cafés, schooling and a railway station offering direct services to Norwich, Cambridge and London. The surrounding countryside offers countless opportunities for walking, cycling and enjoying the Norfolk landscape, making this an exceptional location for those seeking both convenience and quality of life.

Our Agent's View

"The uninterrupted farmland beyond the garden gives the property a feeling of space and calm that's increasingly difficult to find. Being one of just four homes adds to its exclusivity, creating a home that offers both privacy and a genuine sense of place."

Samuel Le Good | Partner





The Conifers





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Agent's Details



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