

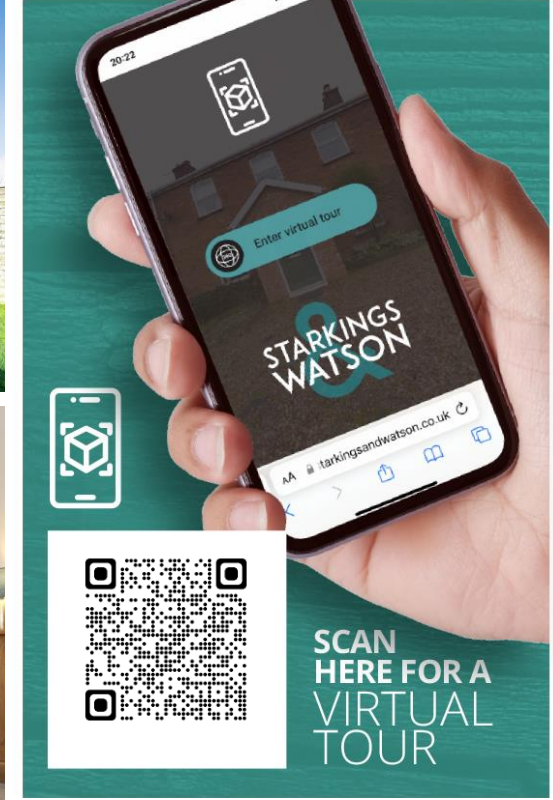
BESTHORPE ROAD

**Attleborough NR17 2NJ**

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

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**STARKINGS  
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WATSON**



- Extended Semi-Detached Home
- Close to A11 & Town Centre
- Approx. 130ft Garden (stms)
- Storage & Home Office
- Two Spacious Reception Rooms
- Modern Kitchen & Utility Room
- Three Bedrooms
- Loft Room with Potential (stp)

This SIZEABLE semi-detached home offers an EXTENDED LAYOUT, and GARDENS extending to approximately 130ft (stms), including a HOME OFFICE - whilst being CLOSE to the A11, and within WALKING DISTANCE to LOCAL SCHOOLS and the TOWN CENTRE. With a MODERNISED INTERIOR, uPVC double glazing and gas fired CENTRAL HEATING is installed, with the accommodation being flexible, and with POTENTIAL to further extend (stp). Heading inside, a HALL ENTRANCE offers the stairs to the first floor, and a door to the DINING ROOM. Built-in storage can be found under the stairs, with a door to the SITTING ROOM which is centred around a FEATURE WOOD BURNER, with further storage, and a door to the MODERN KITCHEN with AMPLE STORAGE. The UTILITY ROOM is a great FAMILY FRIENDLY space with more storage, and a door to the BATHROOM with a shower over. Upstairs, THREE BEDROOMS lead off the landing, with stairs to a LOFT ROOM with conversion potential (stp).

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR17 2NJ), but to help you...Leave Norwich on the A11 heading towards London. Follow the road for approximately 14 miles. Keep following the road, bearing left at the first slip road signposted Attleborough. At the top of the road, turn left, and left again onto Mill Lane. At the end of the road turn right, continuing over two mini-roundabouts, which continues as Besthorpe Road, where the property can be found on your left hand side, indicated by our For Sale board.

The property is approached via a shingle driveway providing ample off road parking, with gated access to the rear garden.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, electric fuse box, stairs to first floor landing, smooth ceiling, door to:

#### DINING ROOM

13' 6" x 10' 9" Max. (4.11m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling, door to:

#### SITTING ROOM

17' x 11' 7" Max. (5.18m x 3.53m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator. uPVC double glazed window to side, television and telephone points, built-in storage cupboard, smooth ceiling, opening to:

#### KITCHEN/BREAKFAST ROOM

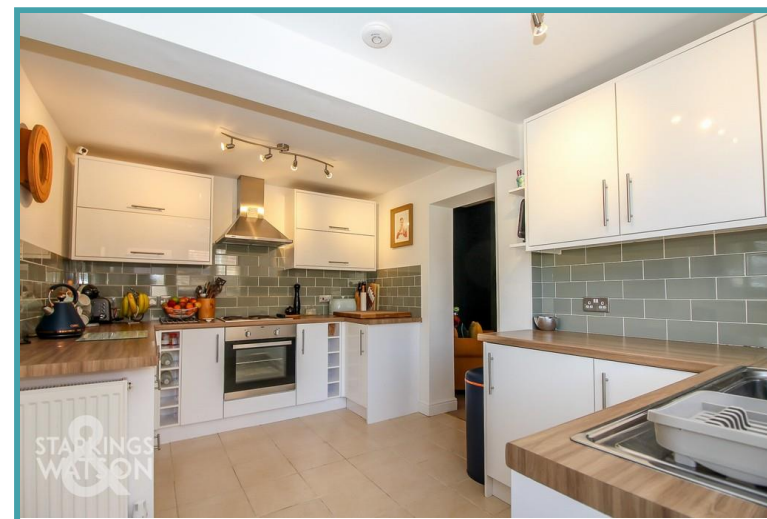
13' 2" x 8' 11" (4.01m x 2.72m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and built-in electric oven with extractor fan over, integrated fridge, space for dishwasher, tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed door to side, smooth ceiling, door to:

#### UTILITY ROOM

6' 5" x 5' 5" (1.96m x 1.65m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, space for fridge freezer, space for washing machine, tiled flooring, uPVC obscure double glazed window to rear, wall mounted gas fired central heating boiler, smooth ceiling, door to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, smooth ceiling, doors to:

#### BEDROOM

8' 3" x 8' (2.51m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

11' 7" x 8' 7" Max. (3.53m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

13' 6" x 10' 9" Max. (4.11m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling, door to:

#### STAIRS TO SECOND FLOOR LANDING

Fitted carpet, opening to:

#### LOFT ROOM

20' 5" x 17' 2" Max. (Some Restricted Height) (6.22m x 5.23m) Currently offering an open storage space with a smooth plastered ceiling and lighting. Potential exists, subject to planning, to convert the space or create a hobby room.

#### OUTSIDE

The rear garden extends to 130ft (stms), and offers a range of sections, including the main lawn, timber decked seating area with pergola, and a children's play area which is laid to bark clippings. The garden is fenced mainly with timber panelled fencing, whilst offering an outside water and power supply. A hard standing patio extends across the width of the house, with gated access to the front driveway.

#### SHED/WORKSHOP

9' x 8' 7" (2.74m x 2.62m) Window and door to front, power and lighting.

#### HOME OFFICE

9' 2" x 8' 9" (2.79m x 2.67m) Wood effect flooring, uPVC double glazed French doors to front, smooth ceiling.

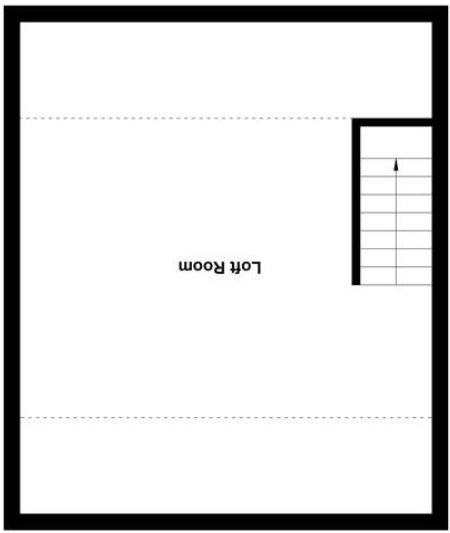
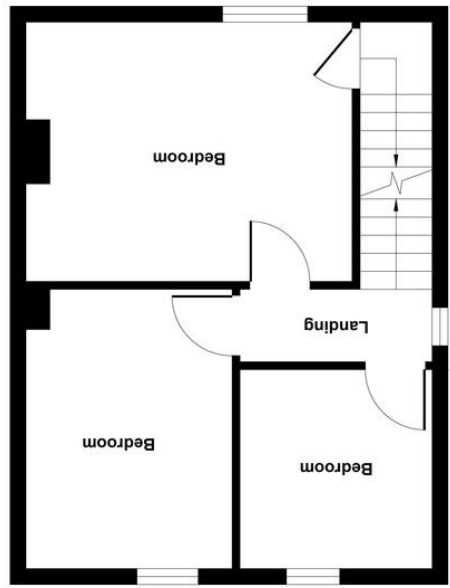
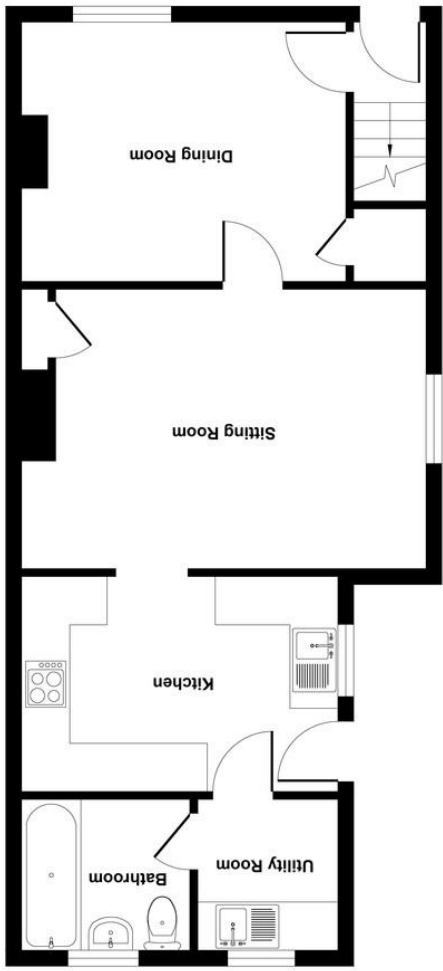
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approx. Gross Internal Floor Area 1323 sq. ft / 122.91 sq. m