



London Road, Attleborough

Guide Price £850,000 - £875,000 Freehold

Energy Efficiency Rating : D

- ✓ Substantial Non-Estate Character Home
- ✓ Extended & Modernised
- ✓ Over 3500 Sq ft (stms) of Accommodation
- ✓ Self Contained Study/Work Room
- ✓ Open Plan Living & Versatile Layout
- ✓ Five Double Bedrooms
- ✓ Established Landscaped Gardens
- ✓ Integral Garage & Large Drive

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





NO CHAIN. On the fringes of Attleborough, this EXTENDED NON-ESTATE detached CHARACTER HOME with modern additions offers over 3500 Sq ft (stms) of accommodation. The GARDENS are ESTABLISHED to ensure they maintain their privacy with the ongoing development throughout the town, whilst ensuring the home is attractive to a range of buyers, who are seeking VERSATILE and OPEN PLAN LIVING, with AMAZING TOUCHES such as the VAULTED CEILING and GALLERIED LANDING in the kitchen. With a LARGE DRIVE to front, ample parking can be found screened from the road, and with access to the oversized garage. The LARGE HALL ENTRANCE is a great meet and greet space with a LIVING/FAMILY ROOM and family bathroom to both sides. Heading through, the KITCHEN with its CENTRAL ISLAND and HIGH END FINISH leads to the SITTING ROOM with a feature fire place, utility room and study with cloakroom. Upstairs, FIVE DOUBLE BEDROOMS lead off the landing, four with EN SUITES, and two with dressing rooms.

LOCATION

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. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away.

DIRECTIONS

Leave Norwich via the A11, heading towards Attleborough. Continue along, passing the first two slip roads into Attleborough Town, turning left at the roundabout onto London Road. Continue along, where the property located on the left hand side.

AGENTS NOTE

The property is fitted with a 12 panel solar array with a feed in tariff and a reduction in electric costs from the solar production.

The property is approached via a sweeping gravel driveway with yew hedging to front providing privacy and access to the main property.

Entrance door to:

ENTRANCE HALL

Feature fire place, wood flooring, radiator, sash window to front, telephone point, stairs to first floor landing, smooth ceiling, opening and doors to:

LIVING/FAMILY ROOM

12' 10" x 11' 10" Max (3.91m x 3.61m) Feature fire place, fitted carpet, radiator, sash window to front, smooth ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shaped panelled bath, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, tiled flooring, vertical radiator, obscure glazed sash window to front, built-in double wardrobe, smooth ceiling with recessed spotlights.

KITCHEN/BREAKFAST ROOM

21' 8" x 16' Max (6.6m x 4.88m) The heart of this home is this newly fitted spacious, light and bright kitchen, which offers space to dine and entertain, with all the modern day luxuries. A useful front door ensures this room couples as an everyday entrance, great if you have kids or dogs. With a bespoke fitted range of wall and base level units with Quartz



work surfaces and inset sink and drainer unit with mixer tap, matching up-stands, central island, inset electric hob and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for American style fridge/freezer, tiled flooring with underfloor heating, sash window to rear x2, uPVC double glazed sliding patio door to rear, thermostat heating control, smooth vaulted ceiling with exposed timber beams, doors to:

SITTING/DINING ROOM

33' 6" x 16' Max (10.21m x 4.88m) Offering a modern twist on this warm and inviting family friendly space the main sitting room opens up into a breakfast room offering views across the patio and lawned area. Centred around the grand central inglenook fireplace with inset gas fired cast iron log effect wood burner with inset bressumer beam and pamment tiled hearth, wood flooring with underfloor heating, double glazed window to rear, sash window to side, double glazed bi-folding doors to side, television and telephone points, smooth ceiling with exposed timber beams.

UTILITY ROOM

9' 7" x 6' 8" (2.92m x 2.03m) Fitted range of base level units with and inset stainless steel sink and drainer unit with mixer tap, space for washing machine, space for tumble dryer, tiled flooring, double glazed door to rear, thermostat heating control, smooth vaulted ceiling with exposed timber beams, door to garage.

STUDY

12' 3" x 10' 9" Max (3.73m x 3.28m) With its own self contained entrance from the front, with wood effect flooring, sash window to front, smooth ceiling, door to:

CLOAKROOM

Two 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, tiled splash backs, extractor fan, tiled flooring, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Part of the landing is a spacious bridge which forms part of a galleried landing over the kitchen. Connecting the modern additions to the older part of the house, with ample space for furniture and an ideal library sitting area. Fitted carpet, velux window to rear x2, built-in double storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

18' x 12' 11" Max (5.49m x 3.94m) Feature fire place, fitted carpet, radiator x2, sash window to front x2, high level television point, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

12' 11" x 10' 9" Max (3.94m x 3.28m) Feature fire place, fitted carpet, radiator, sash window to front, smooth ceiling with loft access hatch, opening to:

DRESSING ROOM

6' 1" x 5' 11" (1.85m x 1.8m) Fitted carpet, radiator, range of built-in bedroom furniture, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, aqua board splash backs, extractor fan, tiled flooring, vertical radiator, obscure glazed sash window to front, smooth ceiling.







DOUBLE BEDROOM

22' 11" x 16' 2" Max (6.99m x 4.93m) Fitted carpet, radiator x2, sash window to side x2, double glazed French doors onto a balcony, high level television point, smooth ceiling, door to:

WALK IN WARDROBE

8' 7" x 4' 10" (2.62m x 1.47m) Fitted carpet, radiator, double glazed sash window to rear, built in shelving and hanging rails.

EN SUITE

Four 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, shaped panelled bath with mixer tap, walk-in shower with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, vertical radiator, velux window to side, built-in storage cupboard, smooth ceiling with loft access hatch.

DOUBLE BEDROOM

19' 3" x 9' Max (Some Restricted Height) (5.87m x 2.74m) Fitted carpet, radiator x2, sash window to front, built-in wardrobe, smooth ceiling, door to:

EN SUITE

(Some Restricted Height) Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, aqua board splash backs, shaver point, wall mounted vanity mirror with lighting, extractor fan, tiled effect flooring, smooth ceiling.

BEDROOM

13' 6" x 12' 10" Max (Some Restricted Height) (4.11m x 3.91m) Fitted carpet, radiator, sash window to rear, smooth ceiling, door to:

SHOWER ROOM

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, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, aqua board splash backs, wall mounted vanity mirror, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, vertical radiator, obscure glazed sash window to rear, built-in storage cupboard, smooth ceiling with loft access hatch.

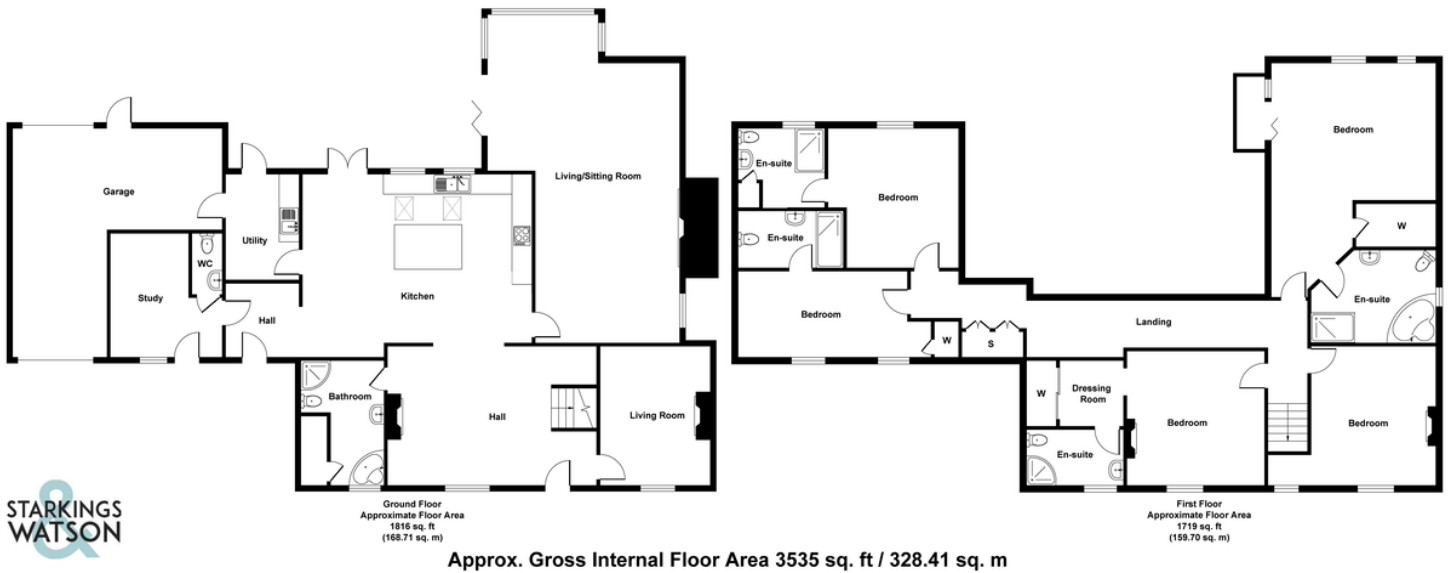
OUTSIDE

Leading from the sitting room is a fully enclosed landscaped rear garden with central lawn and adjacent hard-standing patio providing the perfect space for entertaining and alfresco dining. Separated by low level brick-walling the patio sweeps around to the rear of the garage where an up and over door can be found providing through loading and storage access. The garden is enclosed with timber panelled fencing and a mixture of hedging and borders with beech trees. You will also find a vegetable patch offering the opportunity to grow your own.

GARAGE

23' x 22' 2" Max (7.01m x 6.76m) Up and over door to front, up and over door to rear, door to side.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.