

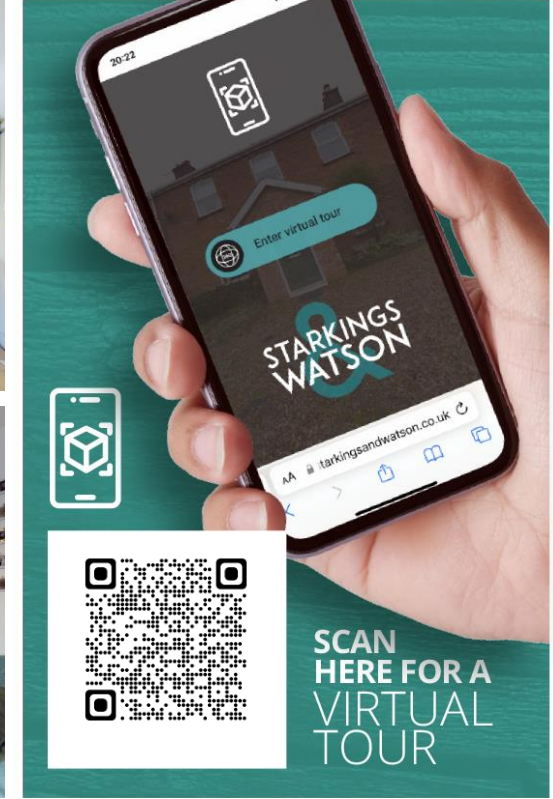
THRUSH ROAD

Attleborough NR17 1GG

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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- Semi-Detached Family Home
- Unique Corner Layout
- Kitchen/Dining Room
- Sitting Room with Bay Window
- Bathroom, W.C & En Suite Shower Room
- Three Bedrooms
- Open Green Space to Front
- Two Allocated Parking Spaces

IN SUMMARY

Built in 2017 this SEMI-DETACHED HOME with TWO PARKING SPACES offers SPACE, STYLE and a great LOCATION overlooking GREEN SPACE. The property is within the POPULAR MARKET TOWN of ATTLEBOROUGH which has a wide range of amenities and excellent access to the A11. The property has a UNIQUE LAYOUT given its position on a CORNER PLOT, with accommodation comprising ENTRANCE AREA which opens to the dual aspect KITCHEN/DINING ROOM on the left, and to the right an INNER HALL. With BUILT-IN STORAGE under the stairs to the first floor landing, access leads to the CLOAKROOM and through to the FURTHER DUAL ASPECT sitting room. Upstairs THREE BEDROOMS are accessed off landing, along with the FAMILY BATHROOM with a shower over the bath. Finally an EN SUITE SHOWER ROOM can be found off the main bedroom. Extending from the PATIO, a LAWN is enclosed by TIMBER PANEL FENCING with flower bed borders.

SETTING THE SCENE

Approaching this wonderful home there is a low level hedge on the boundary with a gap where the hard standing footpath leads to the main property. Adjacent to the property, there is a parking area with space for two cars and gated access to the rear garden.

THE GRAND TOUR

As you enter there is recessed matting just inside the door, leaving you space to remove shoes and coats before stepping onto the tiled flooring in the kitchen/dining room. To the left hand side, base level units run along in an L-Shape and the wall units are only separated by a window facing to front and the extractor fan which is positioned above the gas hob and electric double oven. To one corner, the gas fired central heating boiler is hidden in one of the kitchen cabinets. The dishwasher and washing machine are also integrated with space left for a dining table and a door to the rear. The stairs to the first floor with built-in under stair storage cupboard are opposite the kitchen units, along with the door into the cloakroom and sitting room. The cloakroom has a two piece suite and a modern décor. Finally on the ground floor there is a dual aspect sitting room with a bay window to front and French doors to rear. Upstairs there are three bedrooms accessed off landing with fitted carpet and varying sizes and unique shapes. The main bedroom has a window facing to front and an en suite shower room. Bedroom two has built-in double wardrobes with mirrored sliding doors and a window facing to front. Bedroom three is currently being used



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as a walk in wardrobe but could be a home office or study if required.

THE GREAT OUTDOORS

The rear garden is laid to lawn mostly with areas of flower beds and plantings. Immediately outside the property there is a patio large enough for a garden furniture set, and also providing access through a timber gate to the parking area.

OUT & ABOUT

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.

FIND US

Postcode : NR17 1GG

What3Words : ///vibrating.handlebar.clustered

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

An annual service charge in the region of £150 is due for the upkeep of the communal green space.

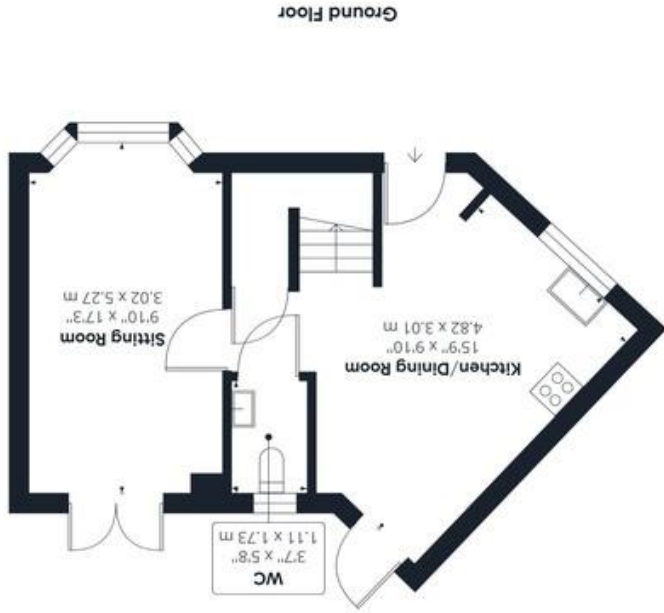
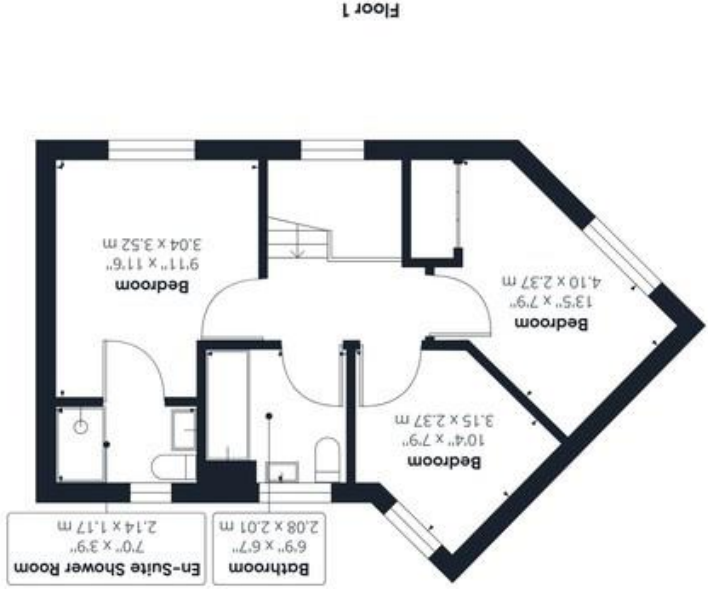
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Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

816.16 ft²
75.82 m²

