

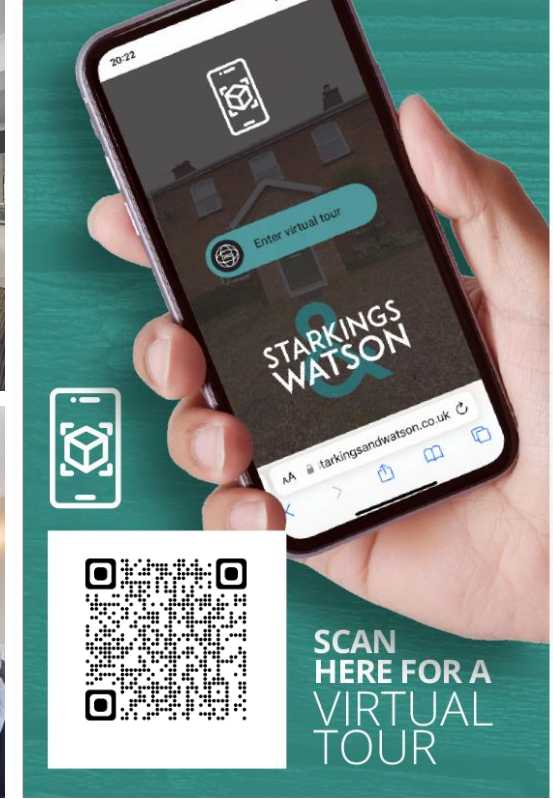
BESTHORPE ROAD

Attleborough NR17 2NJ

Freehold | Energy Efficiency Rating : C

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- Detached Family Home
- Stunning Family Kitchen/Dining Room
- Sitting Room & Garden Room
- Three Ample Bedrooms
- Two Re-fitted Bathrooms
- Impressive 100 ft Rear Garden (stms)
- Brick-weave Drive with Parking & Garage
- Extension Potential (stp)

IN SUMMARY

This IMPOSING and ATTRACTIVE DETACHED FAMILY HOME situated within an easy walk of ATTLEBOROUGH TOWN CENTRE within a NON-ESTATE location offers IMMACULATE ACCOMMODATION extending to approximately 1600 Sq. ft (stms). The current owners over the past few years have carried out significant upgrades including new windows in part, gas fired central heating system, gutters, fascias and barge-boards, not to mention the STUNNING NEW KITCHEN with ISLAND and two new bathrooms. The accommodation offers THREE RECEPTION ROOMS, utility space, W.C, integral garage, THREE BEDROOMS and TWO BATHROOMS. The other huge plus point to this wonderful home is the magnificent rear garden measuring more than 100 ft. (stms) split into three distinct sections, ideal for all the family! The property is also positioned perfectly for the A11 and access to good schools including Wymondham College.

SETTING THE SCENE

Approached from Besthorpe Road, the property benefits from a generous and recently brick-weaved driveway providing ample off road parking for a number of vehicles leading to the main entrance door to the front.

From the driveway there is access to the attached garage and gated side access leading to the rear garden.

THE GRAND TOUR

Entering from the front driveway into the entrance porch providing space for coats and shoes, there is a traditional glazed entrance door into the central hallway. The hallway provides access to the under-stairs utility with space for white goods and a hand wash basin as well as giving access to the first floor and the main reception rooms. The sitting room to the right is a bright dual aspect room with French doors opening onto the rear garden. The modern and sleek kitchen/dining room is to the other side of the hallway, and has been recently upgraded and now offers an island with seating, Quartz work-surfaces, three integrated eye level electric ovens, microwave and warming draw, five ring gas hob and extractor over, built-in dishwasher and space for large American style fridge/freezer. There is plenty of space within the bay to the front to use as either a dining room or family room with sofa. The kitchen leads to a rear storage area and then the garden room which is currently used as a dining room overlooking the garden. From the kitchen there is also access to the rear lobby with a door to the rear garden, storage room housing the boiler and a separate W.C as well as access to the integral garage. The garage has an electric roller door and space for further white goods. This completes the ground floor. Heading up to the first floor landing which is bright and overlooking the rear garden, there is a storage cupboard and loft hatch access. The first of the three bedrooms located to the right overlooks the rear garden and has built*in storage. The second bedroom is located to the front adjacent to the family bathroom also overlooking the front. The family bathroom features a



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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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panelled bath with thermostatically controlled rainfall shower. The main double bedroom can then be found overlooking the rear garden with an en-suite shower room to the front again with a further rainfall shower. The property also has clear extension potential over the garage flat roof should buyers wish to create further bedroom space (stp).

THE GREAT OUTDOORS

The rear garden measuring over 100 ft (stms) is a substantial family sized garden and would suit keen gardeners. Currently the garden is well stocked with a variety of plants and shrubs, and is split into three sections. The front section is laid to lawn flanked with planted borders and a large timber shed/workshop. There is a pathway and hedge separating the second section which has well-tended raised vegetable beds and shingled areas as well as a top of the range greenhouse. The final section to the rear currently houses the chicken coop and is fenced in. You will also find a mixture of fruit trees with a natural hedge border.

OUT & ABOUT

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling including nearby Wymondham College. 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 2NJ

What3Words : ///track.registers.stones

VIRTUAL TOUR

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

GIRAFFE 360

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

Reduced bedroom (below 1.5m/4.92ft)

Approximate total area (1)
 151.19 m²
 1627.38 ft²

Reduced bedroom
 9.70 ft²
 0.90 m²

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