



Larch Close, Attleborough, NR17 2HB

Asking Price Of £350,000



01953711839

www.whittleparish.com

Property Features

- Detached bungalow
- End of cul-de-sac position
- Ample driveway parking
- Large corner plot
- Single garage
- Close to amenities
- Large conservatory
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

Full Description

Attleborough is a thriving market town located between Norwich and Thetford in the district of Breckland. The town has a fantastic variety of shops and supermarkets, a primary and secondary school, a sports hall, doctors' surgeries, dentists, opticians, banks and building societies, restaurants and take aways. There is also a weekly market held on Thursdays. The town also benefits from excellent road links being close to the A11 and having a train station on the main line between Norwich and Cambridge.

Located at the end of a quiet cul-de-sac, this delightful detached bungalow occupies a fantastic corner plot and is within short walking distance of amenities. The property is of traditional brick construction under a pitched tiled roof and benefits from cavity wall insulation, Upvc double glazing and a gas combination boiler installed in 2020.

The accommodation is well laid out comprising of two double bedrooms, shower room, dual aspect sitting room, kitchen/breakfast room and a fabulous conservatory with views out to the rear garden.

Externally the property sits well back from the road with ample driveway parking for several cars and space for a caravan/motorhome in front of the garage. The rear garden is mainly laid to lawn, with a large vegetable patch, greenhouse which has power and light and outside electric power point. There are a range of mature shrubs and a patio that sweeps around the rear of the property. A side gate gives access to the front driveway.

The accommodation is as follows:

ENTRANCE HALL 15' 6" x 3' 4" (4.732m x 1.024m)

Front door leading to an entrance hall with front aspect window, telephone point and door to airing cupboard.

BEDROOM ONE 14' 2" x 10' 4" (4.337m x 3.162m)

A well proportioned double room with built in wardrobes and front and rear aspect windows.



BEDROOM TWO 10' 8" x 7' 10" (3.263m x 2.409m)

Another double room which is currently used as an office. Built in wardrobes, telephone point and rear aspect window looking out onto the rear garden.

SHOWER ROOM 10' 7" x 5' 1" (3.240m x 1.550m) max

Three piece suite comprising of shower cubide with shower over, close coupled WC and hand wash basin set upon vanity unit. Fully tiled walls and floor and obscured rear aspect window. Access to loft which is insulated, partially boarded and has lighting and drop down ladder.



LOUNGE 18' 9" narrowing to 14' 9" x 13' 11" (5.737m narrowing to 4.552m x 4.253m)

A well proportioned room with dual aspect windows flooding the room with plenty of natural light. A lovely focal point is the electric fire with marble hearth and mantle piece. Telephone point and door to:

KITCHEN/BREAKFAST ROOM 10' 7" x 9' 3" (3.239m x 2.844m)

Range of wall and base units with rolled top work surfaces over, inset single drainer stainless steel sink with mixer tap, integral double electric cooker with gas hob and extractor hood over, cupboard housing gas central heating combination boiler, space for under counter fridge, space for table and chairs or breakfast bar, door to storage cupboard and door leading to:



CONSERVATORY 14' 9" x 12' 2" (4.502m x 3.711m)

A fantastic addition to the property, the conservatory is of part brick and part glass construction with a polycarbonate roof which has been replaced in recent years. There is ample space for table and chairs, electric heating and sliding patio doors leading out to the rear garden.



UTILITY ROOM 8' 7" x 6' 5" (2.641m x 1.970m)

Located outside as an extension of the garage, the utility room has a range of wall and base units with inset sink, space and plumbing for washing machine and tumble dryer, space for further appliances and rear aspect window.

SHED 8' 7" x 6' 1" (2.641m x 1.865m)

Found between the utility room and the garage with plenty of room for storage and light.

GARAGE 17' 5" x 8' 7" (5.31m x 2.641m)

Single garage with electric roller door, power and light and personnel door to side.

AGENTS NOTE

We are advised that planning permission has previously been submitted to extend the property. Although these plans are not current, the vendor does have them available to view on request.

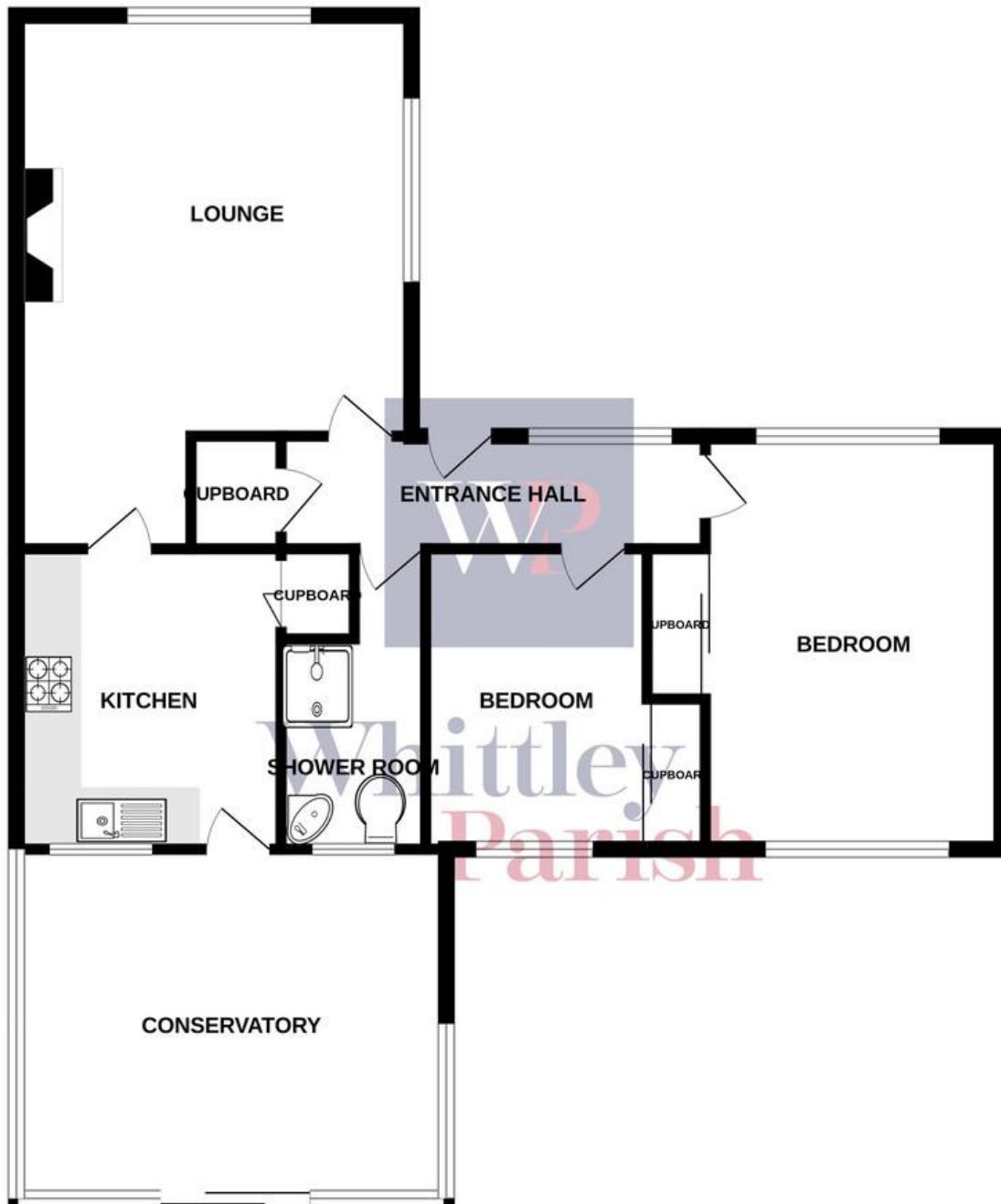
VIEWINGS

Strictly by appointment with Whittleby Parish



OUR REF: AT024

GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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