



Norwich Road, Attleborough, NR17 2JX
Offers in excess of £425,000



Guide Price £480,000 - £500,000. Individually built family home with four double bedrooms, double garage and located within close proximity to the town centre.

Norwich Road, Attleborough

Key Features

- Individually built detached family home
- Four double bedrooms
- Double garage with electric roller
- Driveway parking for several cars
- Two reception rooms
- Landscaped rear garden
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.

SITUATION

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 away's. 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.

DESCRIPTION

Whittley Parish are pleased to offer this substantial four bedroom detached family home occupying a prominent position on Norwich Road and within short distance of the town centre. Built in 1999, the property is of traditional brick construction under a pitched tiled roof and benefits from gas central heating and Upvc double glazing throughout.

The property has been well maintained by the current owners and presented in fantastic decorative order. The accommodation is well laid out with the ground floor providing an entrance porch, entrance hall, cloakroom, kitchen/breakfast room, sitting room and dining room. Upstairs are four double bedrooms, ensuite to bedroom one and a family bathroom.

Externally the property sits well back from the road with a brick weaved driveway providing parking for several cars in front of the double garage. A side gate leads to the rear garden which is mainly laid to lawn and patio and enclosed by fencing and mature hedging which provide a good degree of privacy. The garden offers a mixture of plants and shrubs, a greenhouse and two sheds.

ENTRANCE PORCH

Recently fitted front door leading into an entrance porch with tiled floor, space for hanging coats, side aspect window and glazed door to:

ENTRANCE HALL

A spacious hall with stairs to first floor, doors to kitchen/breakfast room, sitting room, dining room and:

CLOAKROOM

Two piece suite comprising of back to wall WC and wall mounted hand wash basin. Door to shelved cupboard and radiator.



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KITCHEN/BREAKFAST ROOM

A well proportioned room with the kitchen area offering a range of wall and base solid wood cabinets with rolled top work surfaces over, inset one and a half bowl sink with mixer tap, integral Stoves gas cooker with gas hob and extractor hood over, integral Neff dishwasher and space for upright fridge freezer. There is plenty of space for table and chairs or breakfast bar, door to garage and rear aspect window and door leading out to the rear garden.

SITTING ROOM

Found to the rear of the property with two side windows and rear aspect French doors that flood the room with plenty of natural light. Particular notice is drawn to the flame effect electric fire which is a lovely focal point and was installed in 2018. Double glazed doors lead into:

DINING ROOM

Currently used as a dining room, but would lend itself well as an office for those needing to work from home. There is ample space for table and chairs and front aspect window looking out onto the front garden.

FIRST FLOOR LANDING

Stairs leading to a large landing with doors to all bedrooms and bathroom and access to loft space which is well insulated.

BEDROOM ONE

A large double bedroom with double fitted wardrobes and rear aspect window giving views out to the rear garden. Double doors opening to:

ENSUITE

Three piece suite in white comprising of tiled double shower enclosure with glass door and shower over, close coupled WC and wall mounted hand wash basin with built in storage underneath. Rear aspect obscured window.

BEDROOM TWO

Another double room with built in double wardrobes and front aspect window.

BEDROOM THREE

Double bedroom with built in double wardrobes and dual aspect front windows.

BEDROOM FOUR/RECEPTION ROOM

Located above the double garage, the fourth bedroom provides a fantastic space which would also lend itself as a second sitting room, office, hobby room or children's play room. There are built in double wardrobes, dual front aspect windows and a rear aspect velux window filling the room with plenty of light.

BATHROOM

Four piece suite in white comprising of panelled bath, shower unit with shower over, back to wall WC and hand wash basin set upon vanity unit. Rear aspect obscured window.



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