

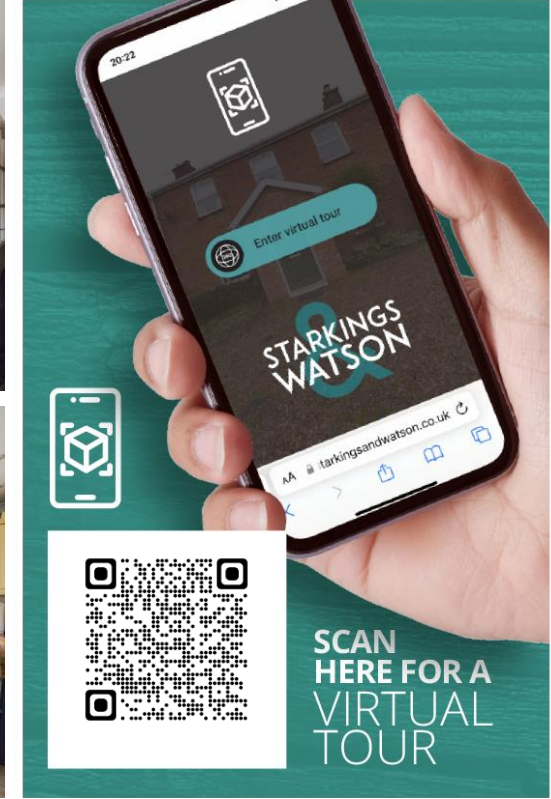
FORGE CLOSE

Old Buckenham, Attleborough NR17 1RX

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Tucked Away Setting in Centre of Village
- Modern Semi-Detached Home
- Spacious & Extended Interior
- Three Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms
- Wrap Around Gardens to Side & Rear
- Driveway & Storage Shed

IN SUMMARY

SECLUDED and PRIVATE, this semi-detached FAMILY HOME was EXTENDED during the initial build, creating a LARGE 15' KITCHEN and no less than THREE RECEPTION SPACES. With a WRAP AROUND PLOT and off road PARKING for several vehicles, the SECLUSION ON OFFER is unrivalled. The overall accommodation extends close to 1200 Sq. ft (stms), with various UPGRADES including flooring, décor and the main BATHROOM suite. With oil fired CENTRAL HEATING, the ground floor offers UNDER FLOOR HEATING, with the layout including a hall and W.C as you enter, 14' SITTING ROOM, separate family room, DINING ROOM and the KITCHEN - with options to remodel or OPEN PLAN the space. Upstairs, FOUR BEDROOMS lead off the landing, THREE of which are DOUBLES in size, with a MODERNISED FAMILY BATHROOM and EN SUITE SHOWER ROOM. The GARDENS include seating areas, a main LAWNED EXPANSE and a useful STORAGE SPACE which could be utilised for FURTHER PARKING if needed.

SETTING THE SCENE

Forge Close wraps around and tucked back on itself, where a private driveway serves two properties, with this one on your right, and the private parking beyond the

front door. Gated access leads to the garden with access to the oil tank, with a raised path to the front door.

THE GRAND TOUR

With a uPVC double glazed entrance door to front, you head into the hall entrance with tiled flooring for easy maintenance, and stairs rising to the first floor. The stairs are painted with an exposed wood hand rail, along with a useful storage cupboard under. The W.C is located near the door with a striking colour choice, a white two piece suite with storage and the electric fuse box. The living space starts with the sitting room, finished with wood flooring and under floor heating, and a window to front, whilst double doors lead into the family room. An ideal play room or home office, this versatile space is light and bright, with an opening to the dining room which is finished with tiled flooring and French doors to rear- both offer under floor heating. The kitchen extension to the side has transformed the living space, giving so many options on how to use the rooms. The kitchen is centred on a large breakfast bar, with wrap around storage and ground and wall level. Space is included for a cooker, washing machine and fridge freezer, whilst the dishwasher is integrated. A range of three windows allow for a bright and inviting feel, with a useful door to the garden. Upstairs, the landing is carpeted, and takes you to all of the bedrooms. The first on your right offers a vaulted ceiling and velux window to rear. The smallest bedroom sits in the middle and faces the rear, with the second bedroom next door, which has been used as a home office and bedroom over the years. The main bedroom is finished with an en suite and offers views down the private driveway. With storage under the sink, the en suite is half tiled and ready to be personalised. The family bathroom completes the



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upstairs, set under a vaulted ceiling with a velux window, half tiled walls with contrasting tiles and grout compliment the bathroom suite with storage and a heated towel rail included.

THE GREAT OUTDOORS

Heading outside, the dining room French doors lead to the rear patio, where an ideal outside dining space can be found. With enclosed timber fenced boundaries and well stocked borders, the garden leads to a larger grass section to the side of the property, with windows from the kitchen looking over the space. Enclosed and gated with high level fencing, this secure space includes further planting, and a storage area behind the parking where the shed and oil tank can be found. There is potential to create more parking should it be required.

OUT & ABOUT

The village of Old Buckenham has one of the largest and finest village Greens in the UK. Local amenities include the high school, primary school, pre-school group and nursery, a Post Office / convenience store and two public houses. The nearest market town of Attleborough (4 miles away) offers 2 supermarkets, many independent shops and good transport links, including the A11 dual carriage-way and a main-line railway station into Norwich, Cambridge and London. The property is only 19 miles from the beautiful cathedral city of Norwich and is equidistant to the large market towns of Wymondham, Thetford and Diss, all just a short 17 minute drive.

FIND US

Postcode : NR17 1RX

What3Words : ///civic.promoted.promotion

VIRTUAL TOUR

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

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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Approximate total area™
1197.17 ft²
111.22 m²

Reduced headroom
47.6 ft²
4.42 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.9ft)

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.

