

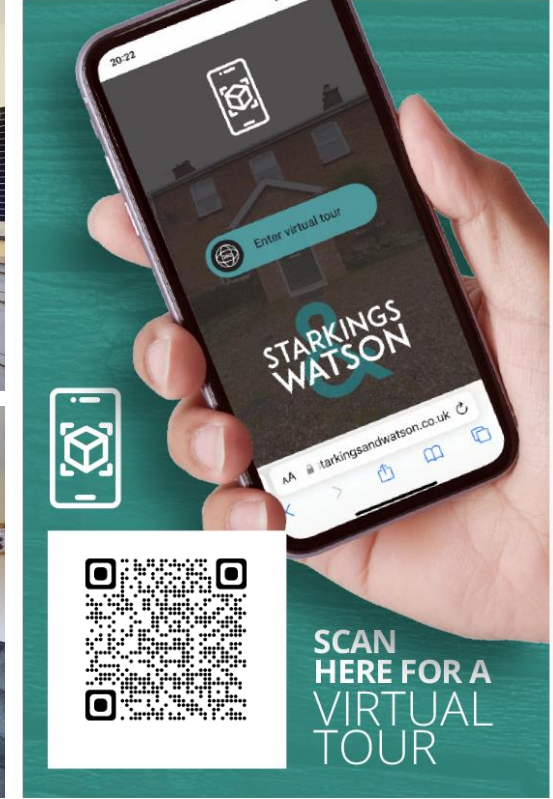
SCHOOL VIEW

Caston, Attleborough NR17 1FP

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- End Terrace Town House
- Ideal Family Home
- 18' Open Sitting & Dining Room
- Modern Fitted Kitchen
- Family Bathroom & En-Suite
- Three Bedrooms Over Two Floors
- Enclosed Rear Garden
- Off Road Parking

IN SUMMARY

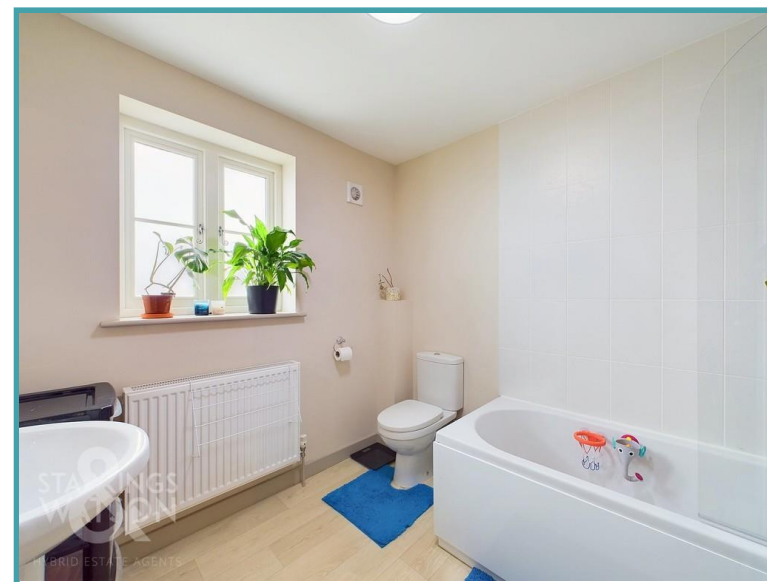
The perfect FAMILY HOME situated in a quiet VILLAGE LOCATION boasts SPACIOUS accommodation set over three floors. The ground floor gives access to a sleek and stylish MODERN KITCHEN with INTEGRATED APPLIANCES, cloakroom adjacent and the open SITTING/DINING ROOM area. To the first floor you will find the FAMILY BATHROOM, as well as TWO BEDROOMS off a central landing which also gives way to the stairs onto the second floor. Hosting a GENEROUS third bedroom, the top floor also includes an EN-SUITE SHOWER ROOM with vaulted ceilings above. A predominantly laid to lawn garden at the rear rounds off this property brilliantly.

SETTING THE SCENE

Accessing the property off the quiet road over the newly laid concrete driveway you will find access to the parking at the front of the property over gravel which leads you to the concrete pathway towards the front door lined with lawn garden each side.

THE GRAND TOUR

Entering this spacious family home through the front door, you will find yourself in a larger than average central hallway giving access to all rooms on the ground floor and offering under stairs storage. The downstairs accommodation is heated by under floor heating with modern air source heat pumps warming the rest of the accommodation. Immediately to your right is the ever desirable family cloakroom with low level wash basin and toilet plus the perfect space to hide coats. Sitting across the hallway from this property is the kitchen space with ample wall and base mounted, high gloss storage units set around a good amount of work top space with an integrated hob with extraction above and tiled effect splash-backs, integrated dishwasher, plumbing for a washing machine, fridge and freezer. At the rear of the property is a fantastically spacious sitting/dining room space with uPVC door leading to the newly extended patio area and offering versatility in layout for all ranges of soft furnishings. The first floor gives access to two of the bedrooms as well as the family bathroom and internal storage cupboard too. The brilliantly finished family bathroom is an all white three piece suite of a bathtub and wall mounted shower head, toilet, low level wash basin and radiator. The first of the double bedrooms sits next to this with carpeted flooring and large window overlooking the rear garden space. The larger of the two bedrooms on this floor sits at the front of the property with similar carpeted flooring but extended living accommodation turning in front of the stairs creating ideal storage space with two windows



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overlooking the front of the property allowing this room to bask in natural light. Heading up to the second floor and a fantastic living space with carpeted flooring and window to the front forming the principal bedroom with en-suite shower room formed of a walk in shower with tiled surround, sink and toilet with a radiator.

THE GREAT OUTDOORS

The rear garden is a fully enclosed space surrounded by timber fencing, with an extended flag stone patio area at the immediate rear of the property. This extends to a lawn garden with a gate in the timber fencing leading to the rear of the property.

OUT & ABOUT

The market town of Attleborough has a great range of amenities including independent local shops, dentists and GP Surgery, supermarkets, bars, 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. There is also a nearby bridleway for walks and walking dogs whilst enjoying the abundance of wildlife.

FIND US

Postcode : NR17 1FP

What3Words : ///catchers.sweat.coverage

VIRTUAL TOUR

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

AGENTS NOTE

The agent has been made aware that a service charge for the shared access driveway is charge in the region of £100 PA.

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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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.

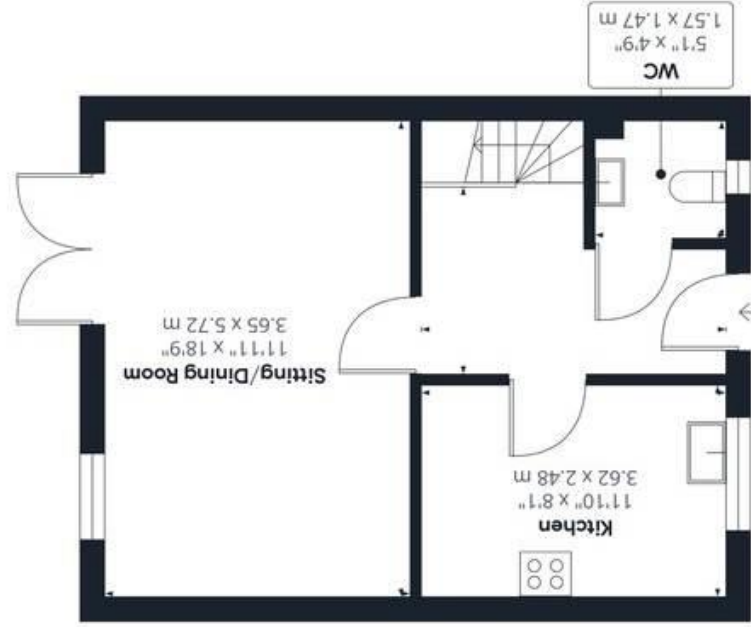
(1) Excluding balconies and terraces.

Approximate total area^m
 1105.88 ft²
 102.74 m²

Floor 2



Ground Floor



Floor 1

