



2 Attlee Way, Dereham

Guide Price £300,000

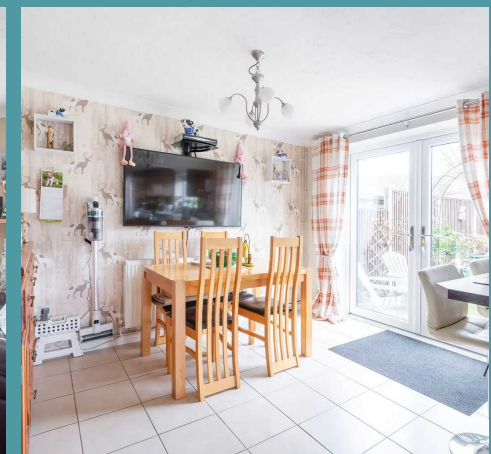
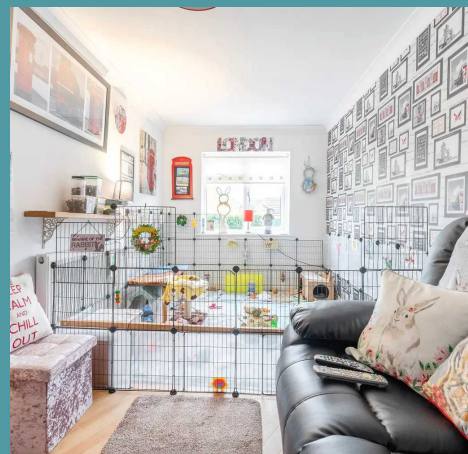
## 2 Attlee Way

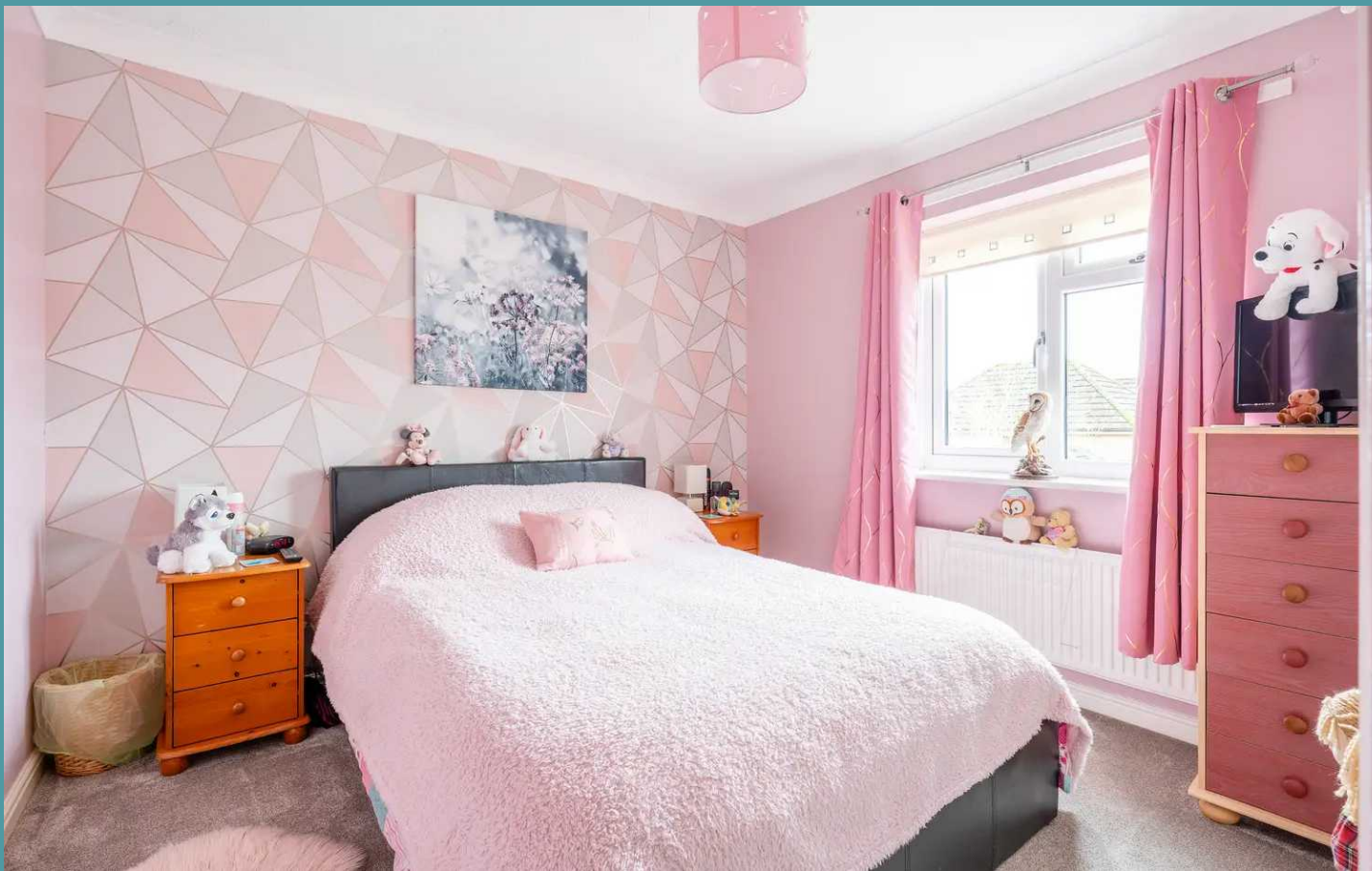
Dereham

Guide Price £300,000 - £325,000 Upon entry, this spacious property features a welcoming hallway leading to a cosy living room with plush carpeting and a bay window, along with an open-plan kitchen/diner perfect for entertaining. A versatile additional bedroom/family room on the ground floor adds to modern living convenience, while the first floor hosts the master bedroom with ensuite and three additional bedrooms served by a modern bathroom. Outside, the excellent-sized garden plot offers a well-maintained lawn, patio area, and charming pergola, complemented by off-road parking for convenience.

### THE LOCATION

Welcome to Atlee Way, this property enjoys a convenient location just a short drive from Dereham town centre, where you'll find access to a wide range of amenities. You can explore the local dining options, including the Kings Head pub, and visit St. Nicholas Church for a touch of history and culture. For your fitness needs, NR Health and Fitness is nearby, and you'll have easy access to supermarkets like Morrisons, Tesco and Aldi for all your shopping requirements. This convenient location ensures that you have easy access to everything you need to lead a comfortable and enjoyable lifestyle.



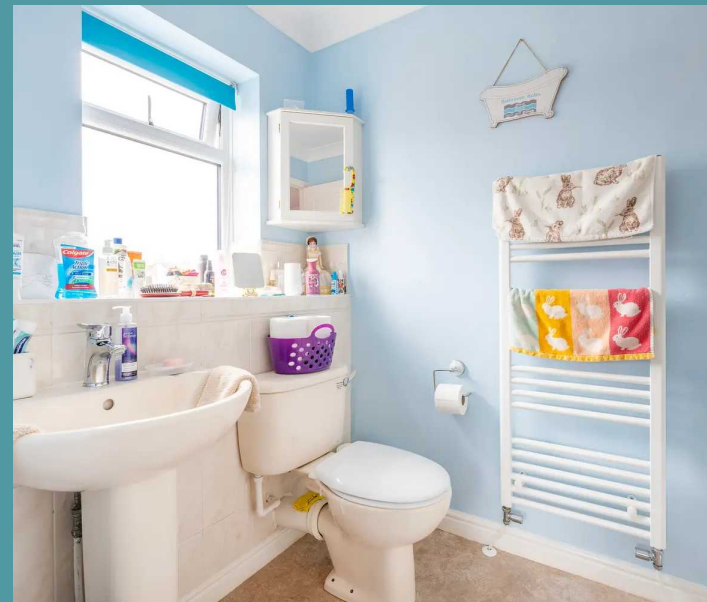
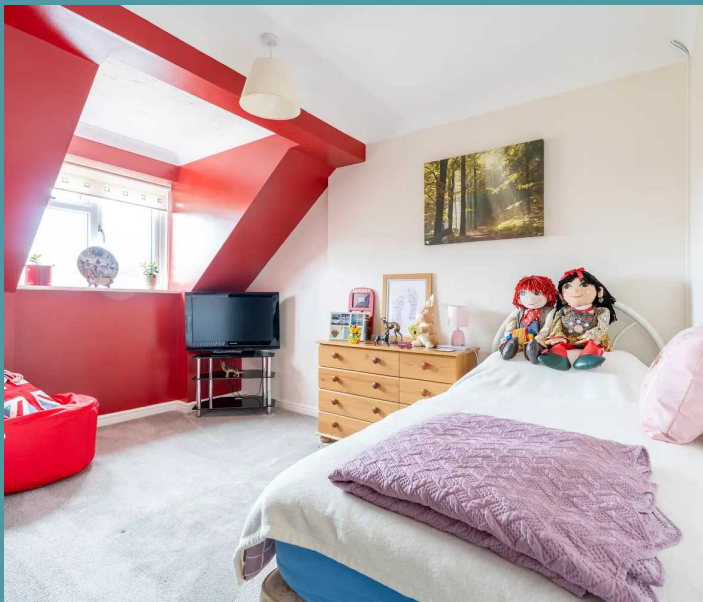


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### THE PROPERTY

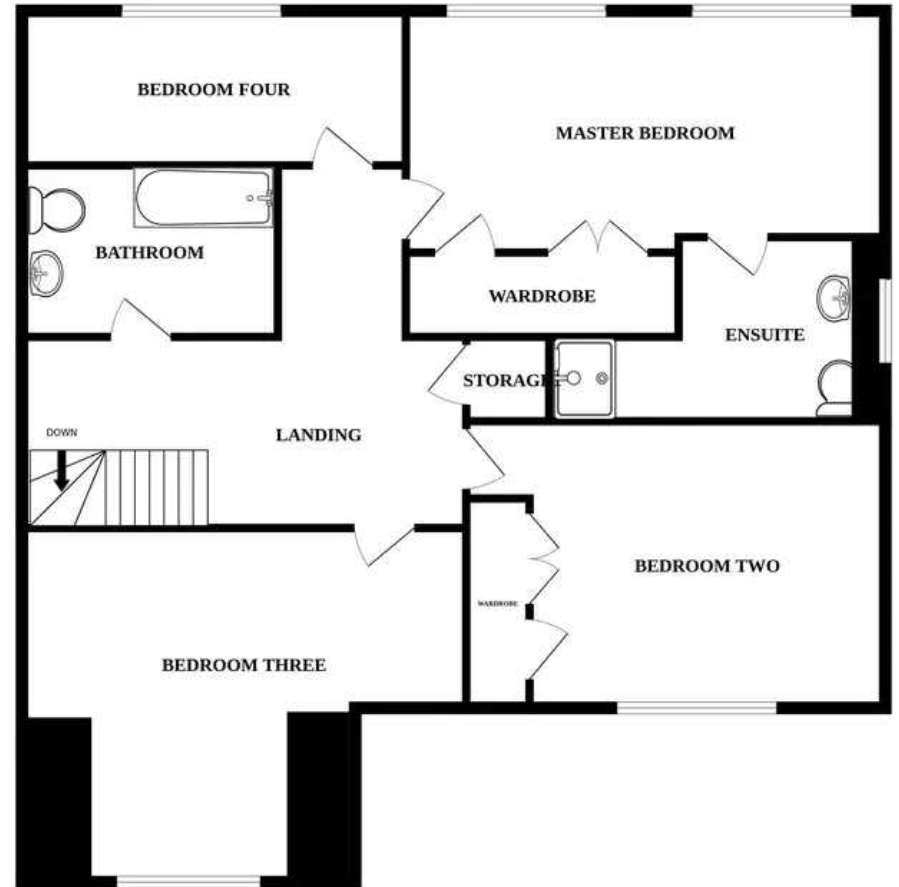
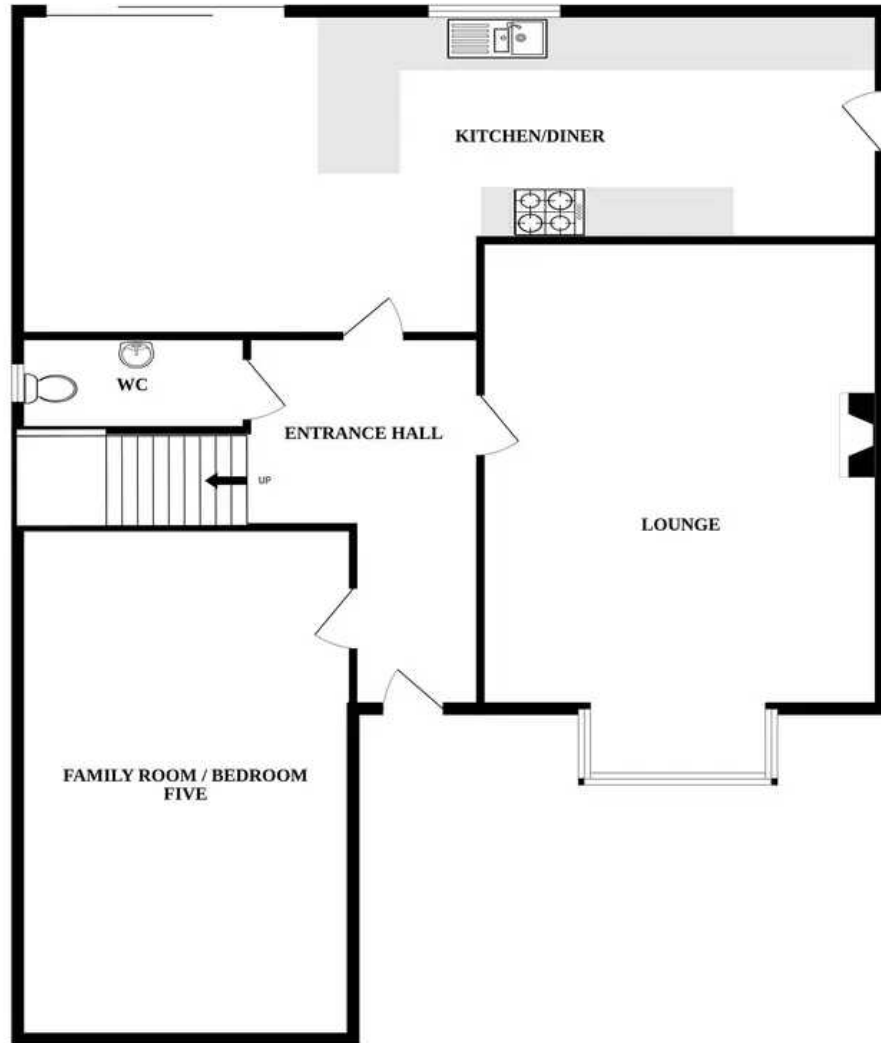
Upon entering, you are greeted by a spacious hallway providing access to all ground-floor rooms, including a convenient WC for guests. The cosy yet generous living room boasts plush carpeting, ample space for furnishings and a beautiful bay window that floods the room with natural light. The open plan kitchen/diner with a charming wooden theme. This inviting space is perfect for entertaining, with dining arrangements and French doors leading out to the rear of the property. Additionally, an additional bedroom/family room on the ground floor offers versatile usage for modern living.



The first floor hosts the master bedroom complete with an ensuite bathroom for added privacy and luxury. The remaining three bedrooms on the upper floor are all of good size and are accompanied by a modern bathroom, perfect for accommodating family and guests.

GROUND FLOOR

1ST FLOOR



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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## 2 Attlee Way

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The excellent-sized garden plot which includes a well-maintained lawn, a patio area and a charming pergola, providing the perfect setting for outdoor relaxation and entertaining. Furthermore, off-road parking to the front ensures convenient access for residents and visitors alike.

### AGENTS NOTE

The seller has made us aware the property will be sold freehold and connected to the mains electricity, water/meter, drainage and gas.

The property has double glazed windows throughout with gas central heating.

Council Tax Band D.

