

LAVENDER CLOSE

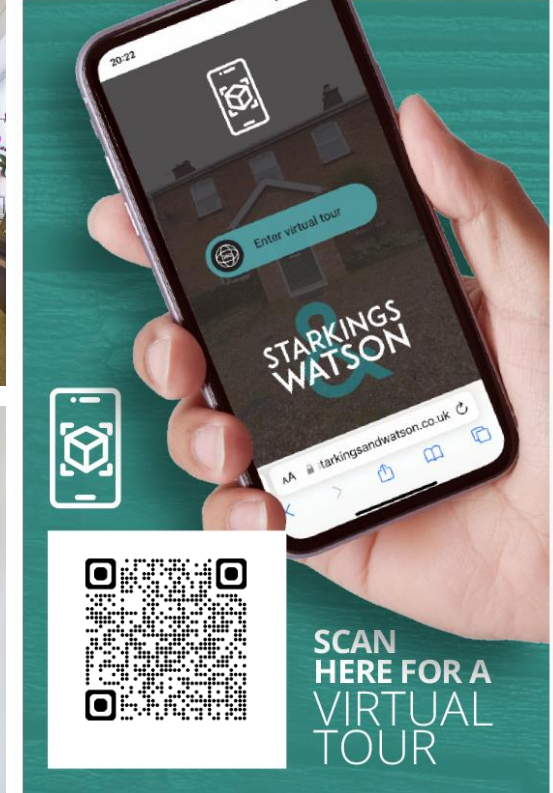
Attleborough NR17 2PZ

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Detached Home
- Quiet Cul De Sac Location
- Sitting Room with Separate Dining Room
- Integrated Kitchen to Rear
- Three Ample Bedrooms
- Family Bathroom & En Suite
- Private Rear Gardens
- Driveway Parking & Single Garage

IN SUMMARY

Located on a QUIET RESIDENTIAL CUL-DE-SAC within the popular town of ATTLEBOROUGH you will find this DETACHED THREE BEDROOM FAMILY HOME presented in EXCELLENT ORDER. The house offers comfortable accommodation with an entrance hall with W/C to the front, generous DUAL ASPECT sitting room, separate DINING ROOM and re-fitted integrated kitchen to the rear opening onto the garden. On the first floor you will find THREE AMPLE BEDROOMS as well as EN-SUITE shower room to the master and family bathroom. Externally there are PRIVATE and ENCLOSED rear gardens with a summer house as well as plenty of DRIVEWAY PARKING to the front with a SINGLE GARAGE. The property is well located for all the local amenities and excellent road links close by.

SETTING THE SCENE

The property is approached via a hard staying driveway with plenty of parking off road, leading to a single garage with an up and over door, power and light. Also, to the front you will find a further shingled

parking area as well as lawned mature front gardens with a pathway leading to the front door.

THE GRAND TOUR

Entering the property via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing as well as the wc to the left. There is plenty of space for coats and shoes. The main sitting room can be found to the right of the hallway with a feature fireplace with mantelpiece over as well as double doors to the rear garden a window to the front. On the other side of the hallway is the separate dining room which leads through into the modern integrated kitchen to the rear. The kitchen features a range of units with rolled edge worktops over as well as integrated electric oven, gas hob, fridge and freezer as well as space for washing machine and a built in understairs storage cupboard. Also, from the kitchen you will find the wall mounted gas fired boiler and door leading to the rear garden and an internal door leading through to the sitting room. Heading up to the first floor landing there is loft hatch access as well as built in airing cupboard. There are three ample bedrooms and a family bathroom off the landing. The main bedroom is found to the front of the house and offers plenty of natural light and space for large wardrobes as well as an ensuite shower room to the front with a feature porthole window. You will find further double bedroom also to the front of the house as well as bedroom with fitted storage to the rear which is currently used as an office. The tiled family bathroom also found to the rear, offers a bath with shower over.



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THE GREAT OUTDOORS

The enclosed rear garden offers generous patio ideal for outside entertaining as well as lawned areas flanked by shrub borders with mature planting, trees and shrubs. To the side there is a secure gate leading to the driveway and garage as well as timber summer house and timber shed. The garden is enclosed with timber fencing and brick walls with access from the house via the kitchen and sitting room.

OUT & ABOUT

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, 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.

FIND US

Postcode : NR17 2PZ

What3Words : ///cadet.requests.prospers

VIRTUAL TOUR

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

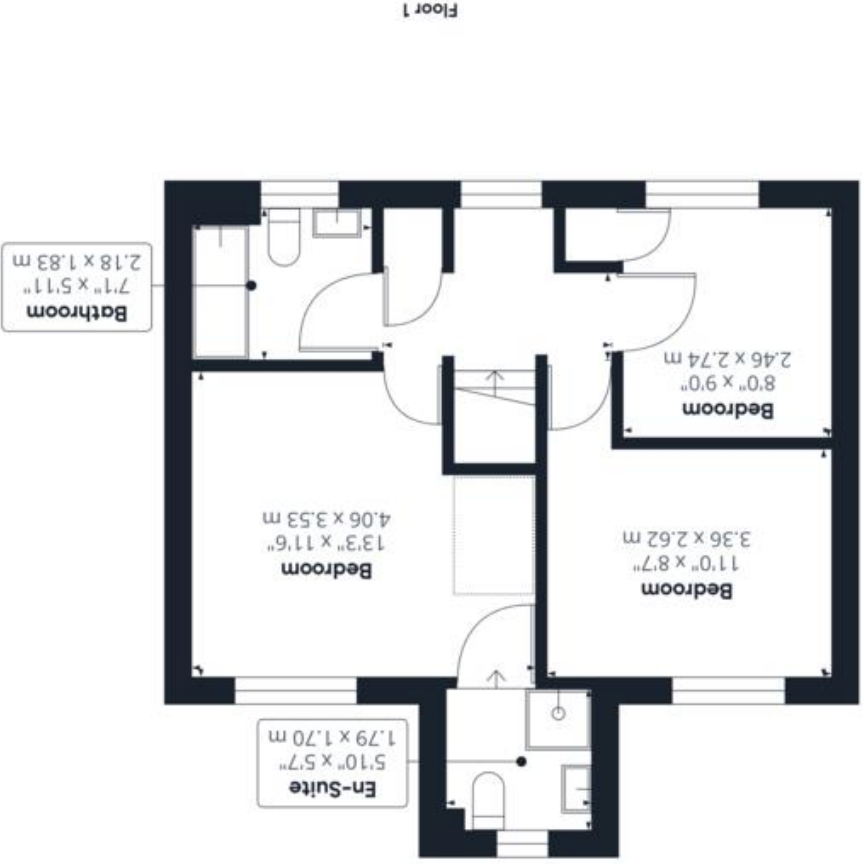
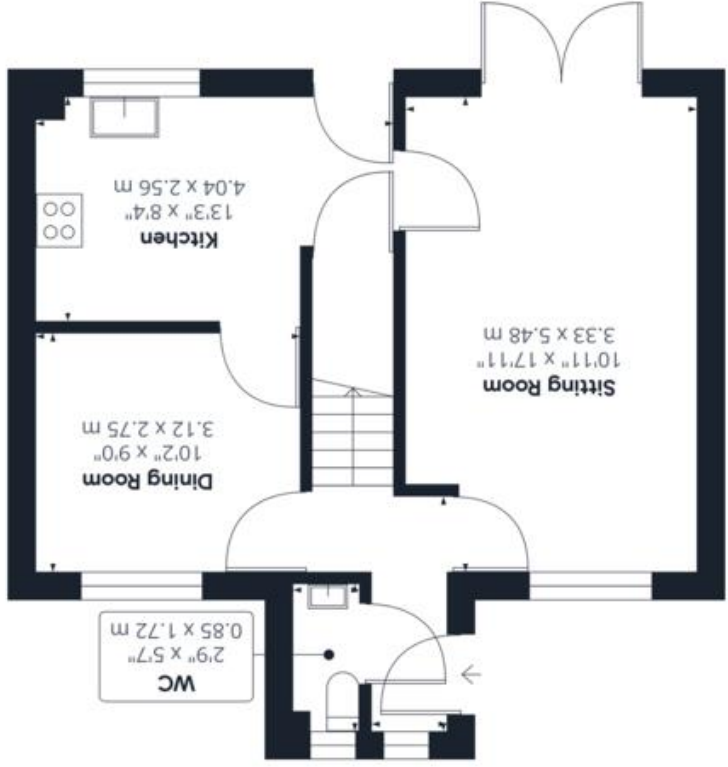
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Price:



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Approximate total area¹
 888.78 ft²
 82.57 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor
 plan is for illustrative purposes only.