

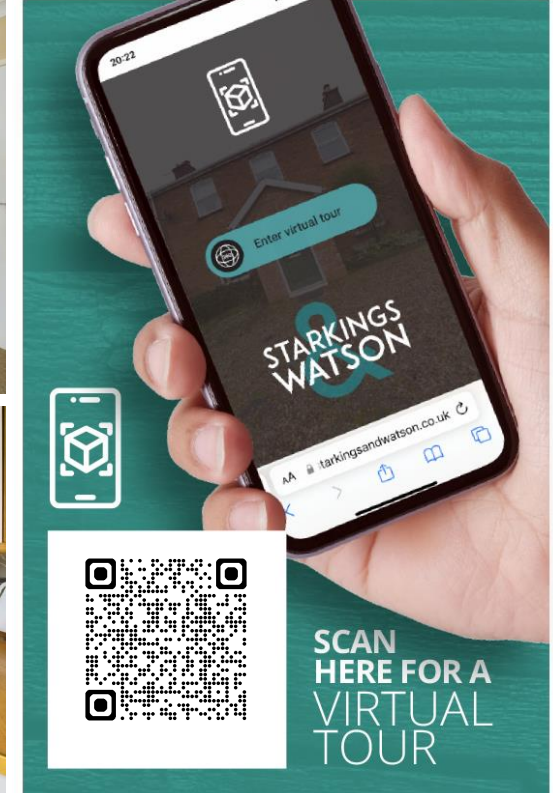
NEW ROAD

# Attleborough NR17 1YA

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 Chalet Bungalow
- Spacious Driveway & Garage
- Private Lawned Gardens
- 21' Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms Over Two Floors
- Family Bathroom
- Ground Floor Wet Room

### IN SUMMARY

This DETACHED CHALET STYLE HOME sits on the FRINGES of the TOWN, with a spacious DRIVEWAY and GARAGE. The LARGE PRIVATE GARDENS offer huge potential, with the overall property sitting at just over 920 Sq. ft (stms). With BEDROOM ACCOMMODATION comprising TWO DOUBLES and ONE SINGLE arranged over TWO FLOORS, a WET ROOM can be found downstairs, and a FAMILY ROOM upstairs. The 21' SITTING/DINING ROOM offers a LARGE WINDOW TO FRONT and a feature fireplace, with an adjacent 14' KITCHEN.

### SETTING THE SCENE

With its attractive brick-weave driveway, low level hedging encloses the front boundary, with a large expanse of plum slate borders and further hard standing parking directly in front of the chalet. The car port provides covered parking with access to the main entrance door and garage beyond.

### THE GRAND TOUR

As you step inside, the hall entrance is finished with

fitted carpet and stairs rising to the first floor landing, along with a useful storage located below. The sitting room sits towards the front of the property providing an open plan sitting/dining space, with a feature fireplace and two windows creating a dual aspect. The ground floor study bedroom can be found with garden views, creating a versatile layout with the adjacent walk-in wet room - finished with tiled splash backs and flooring, enabling ground floor living. The shower room itself offers a three piece suite and a rear facing window. Completing the ground floor is the kitchen with its run of wall and base level units, space for electric cooker and general white goods, tiled-splash backs and flooring, and door leading to the rear garden. Upstairs, the carpeted landing leads to two double bedrooms - both finished with fitted carpet and the rear facing bedroom, including a built-in wardrobe with sliding doors. A family bathroom on the first floor completes the property with a white three piece suite including a shower over the bath and fully tiled walls, with a heated towel rail.

### THE GREAT OUTDOORS

The rear garden offers a large area of lawn, enclosed with timber panel fencing and an L-shape of hard standing patio which also leads to the various outbuildings and sheds. Gated access leads to the front driveway whilst access also leads into the garage, complete with a door to front, door to side, window to rear, power and lighting.



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



### 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.

### FIND US

Postcode : NR17 1YA

What3Words : ///hangs.defers.resonates

### VIRTUAL TOUR

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

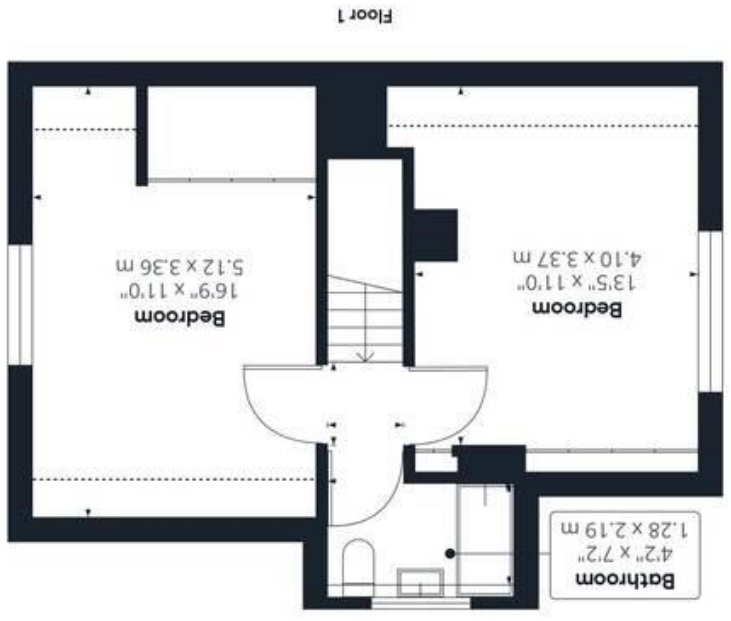
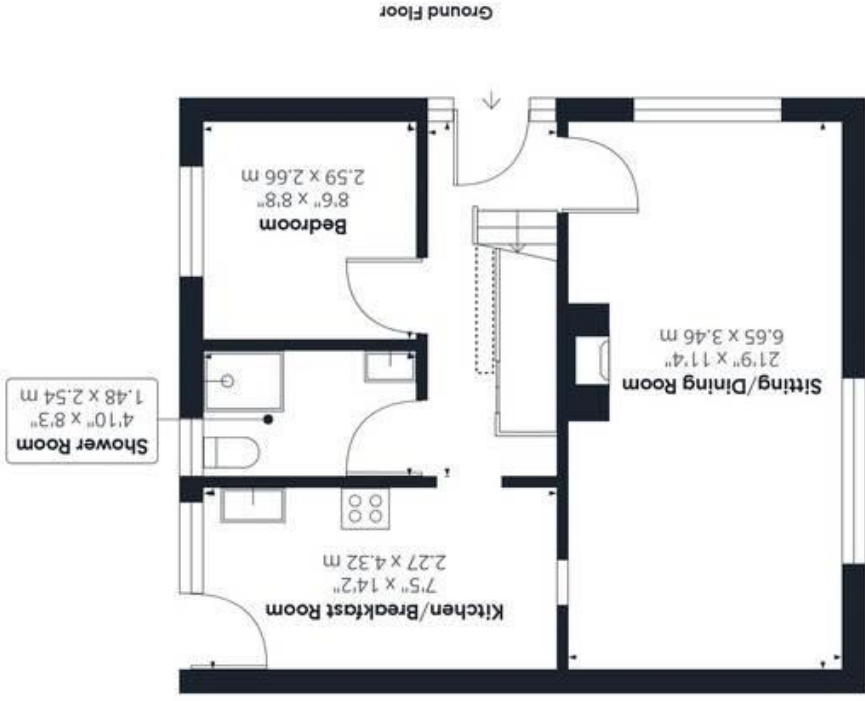
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Price:



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**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.

Calculations are based on RICS JPM5 3C standard.

Reduced headroom: ..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

921.6 ft<sup>2</sup>  
85.62 m<sup>2</sup>

**Reduced headroom**

487.07 ft<sup>2</sup>  
44.2 m<sup>2</sup>

