

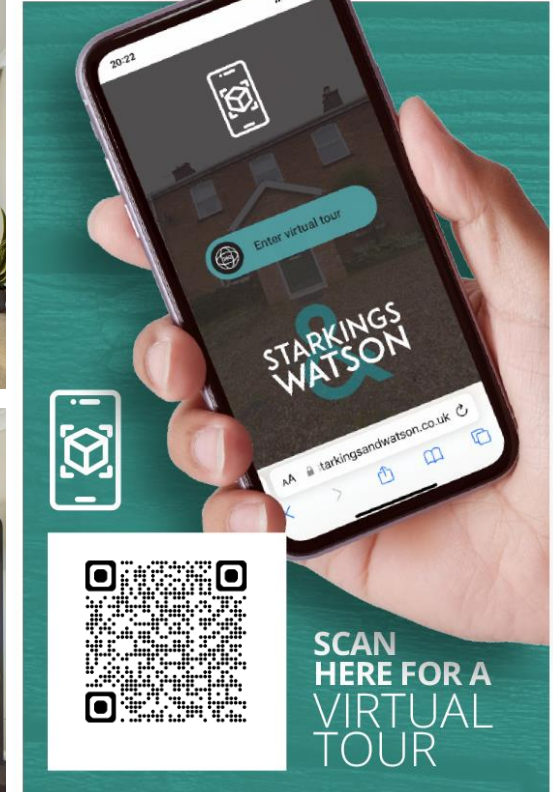
SHRUB CLOSE

Attleborough NR17 2JU

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY  
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**STARKINGS  
&  
WATSON**

- Mid-Terrace Home
- En-Bloc Garage
- Modernised & Immaculate Interior
- Porch Entrance
- 15' Kitchen/Dining Room
- 15' Sitting Room
- Three Bedrooms
- Enclosed Lawned Gardens

#### IN SUMMARY

IMMACULATE and MODERNISED, this mid-terrace home is DRESSED to IMPRESS, including WELL MAINTAINED GARDENS and an EN-BLOC GARAGE. The PORCH ENTRANCE incorporates an external storage cupboard, leading to the 15' KITCHEN/DINING ROOM with INTEGRATED COOKING APPLIANCES, and 15' SITTING ROOM complete with a door to the garden. Upstairs, THREE BEDROOMS lead off the landing, with a FAMILY BATHROOM complete with an electric SHOWER over the bath and HEATED TOWEL RAIL. The GARDENS are laid to GRASS, with a patio and planted borders, whilst all being FULLY ENCLOSED.

#### SETTING THE SCENE

Occupying a cul-de-sac setting, the property is set back from the road with a shingle frontage for ease of maintenance, and a hard standing footpath leading to main entrance door. Parking can be found in the residents car park, with a garage en bloc.

#### THE GRAND TOUR

The solid wood entrance door leads you into a porch entrance with further door into the kitchen/dining room beyond. With wood effect flooring running under foot, a u-shaped arrangement of wall and base level units with attractive tile splashbacks can be found to one end of the room, with ample space for a dining table opposite. Integrated cooking appliances include a gas hob and electric oven, with glass splash-back and extractor fan, with space provided for a fridge freezer and washing machine. The sitting room sits to the rear of the property with fitted carpet underfoot and stairs rising to the first floor landing, with a window and door leading out to the rear garden. Heading upstairs the carpeted landing leads to the three bedrooms which are all finished with fitted carpet and uPVC double glazed windows. Serving the three bedrooms is the family bathroom which offers a modernised white three piece suite with tiled splash-backs, electric shower over the bath and heated towel rail.

#### THE GREAT OUTDOORS

To the outside the rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn, with planted borders to both sides. An area of slate chippings to the rear can be found, where gated access leads to the garage, and a small patio area which leads from the sitting room door. The garage offers storage with an up and over door to front.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### OUT & ABOUT

Situated on a modern development with a large Parkland opposite, the property is ideally situated for those seeking walks, close amenities and easy access to the main A11 for commuting purposes. Excellent schooling including the popular Attleborough Academy, Wymondham High School and the highly regarded Wymondham College are all close. The town of Attleborough offers a further range of shopping and banking facilities and there is a rail service from Wymondham and Attleborough with trains to Cambridge and Norwich.

### FIND US

Postcode : NR17 2JU

What3Words : ///went.sunroof.afterglow

### VIRTUAL TOUR

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

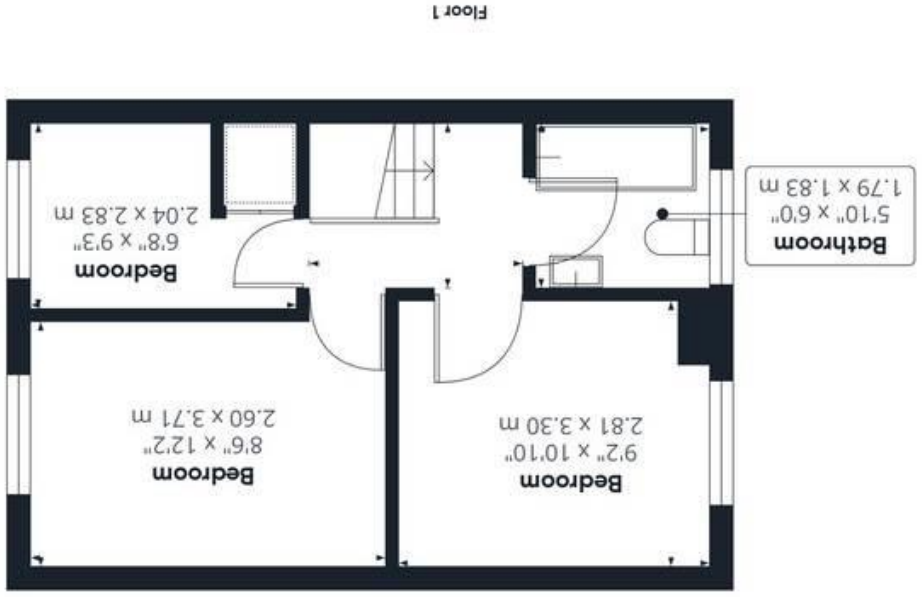
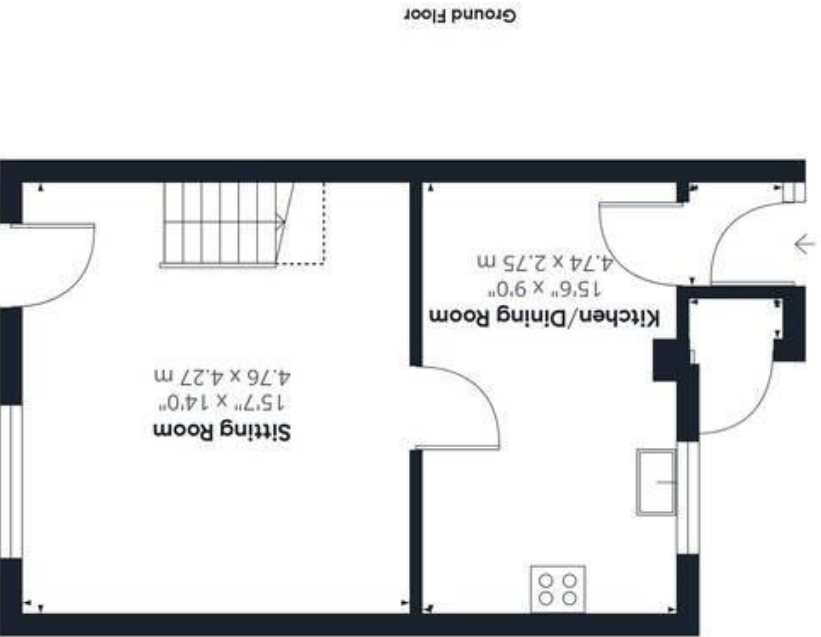
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>1)</sup>  
704.61 ft<sup>2</sup>  
65.46 m<sup>2</sup>

Reduced headroom  
16.79 ft<sup>2</sup>  
1.56 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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 IPMS 3C standard.

GIRAFFE 360