



Peacock Way, Attleborough - NR17 1GN

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HYBRID ESTATE AGENTS



Peacock Way

Attleborough

Located in this POPULAR DEVELOPMENT, this SEMI-DETACHED HOUSE exudes charm and modern living. The property boasts a spacious 15' DUAL ASPECT SITTING ROOM flooded with natural light from FRENCH DOORS. The open plan KITCHEN and DINING ROOM are equipped with INTEGRATED APPLIANCES, offering a seamless transition from cooking to dining. Upstairs, THREE BEDROOMS open from the landing and offer comfortable living space, with the MAIN BEDROOM featuring an ENSUITE for added convenience. A FAMILY BATHROOM can also be found on the first floor, whilst a W.C is found centrally downstairs. The property also benefits from TANDEM DRIVEWAY PARKING with EV CHARGING. To the rear, the GARDEN is enclosed by timber fencing, offering a PRIVATE outlook, starting with a flagstone patio ideal for outdoor living in the warmer months. The patio effortlessly transitions to laid shingle leading to a wooden latch and brace gate, granting access to the tandem driveway. The rest of the garden features a laid lawn bordered by shingle, creating a LOW MAINTENANCE yet aesthetically pleasing environment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- 15' Dual Aspect Sitting Room with French Doors
- Open Plan Kitchen/ Dining Room with Integrated Appliances
- Three Bedrooms
- Main Bedroom With Ensuite
- Family Bathroom & W.C
- Tandem Driveway Parking & EV Charging
- Private & Enclosed Rear Garden

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.



SETTING THE SCENE

The property can be found set back from the road offering a tandem driveway to the right hand side with EV charging. The low maintenance frontage includes a row of shrubs along the properties boundary with the remainder being laid to shingle, bisected with a flagstone pathway leading up to the main entrance below an open porch.

THE GRAND TOUR

stepping inside, the open plan kitchen and dining room enjoying lots of natural light from a dual aspect, ample space for formal dining furniture can be found with tiled flooring underfoot for ease of maintenance. The kitchen itself offers a range of wall and base storage cupboards with a primarily tiled splashback surrounding and integrated appliances including a double oven, four burner gas hob and extractor above. Whilst under counter space can be found for white goods including a washing machine, a dishwasher and fridge freezer. Moving through the property stairs rise to the first floor with a deceptively large storage cupboard underneath. To the left, a conveniently located two piece W.C can be found. Further, the 15' dual aspect sitting room offers French doors opening to the garden, fitted carpets can be found underfoot with the room offering a range of soft furnishing layouts.

Ascending the staircase to the carpeted first floor landing, loft access can be found above whilst doors open to three bedrooms. To the left, a double bedroom offers carpeted flooring enjoying a rear facing aspect with the adjacent bedroom overlooking the property's frontage and is currently used as a study space. Centrally from the landing, the family bathroom benefits from tiled flooring and a three piece suite including a shower over the bath with glass splashback. To the right, the main bedroom can be found also with carpeted flooring and offering space for storage furniture. Leading through to the ensuite, with a further three piece suite with an inset shower cubicle and glass splashback.

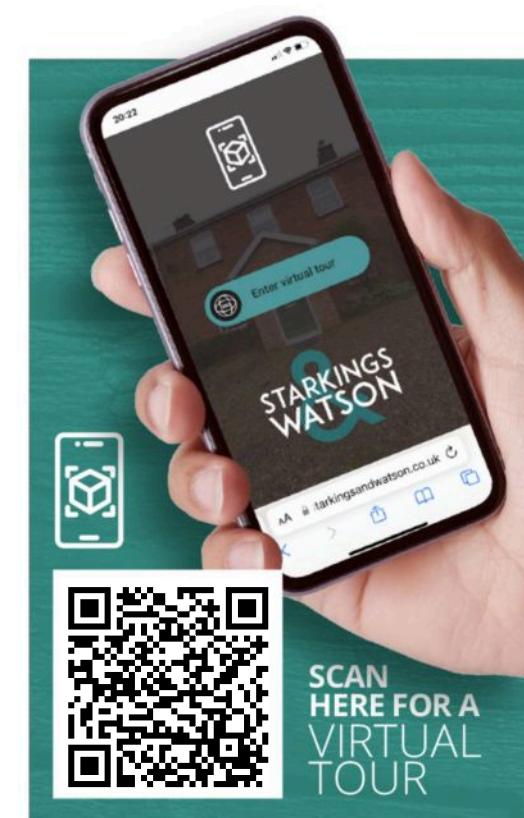
FIND US

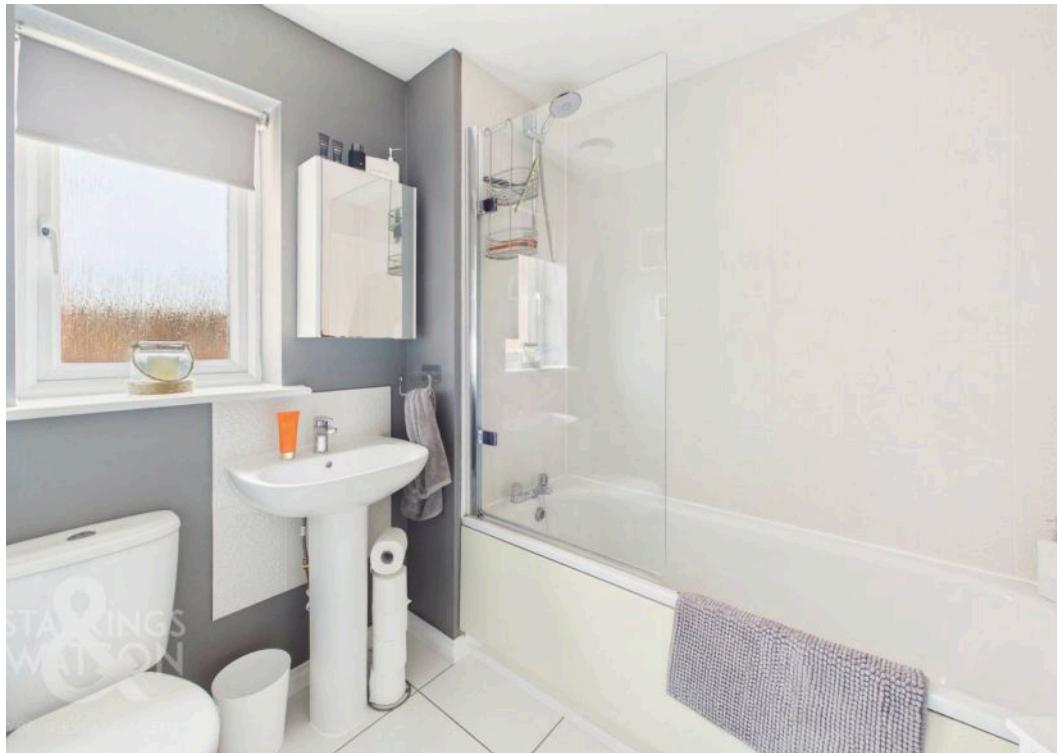
Postcode : NR17 1GN

What3Words : ///taller.passports.commuted

VIRTUAL TOUR

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

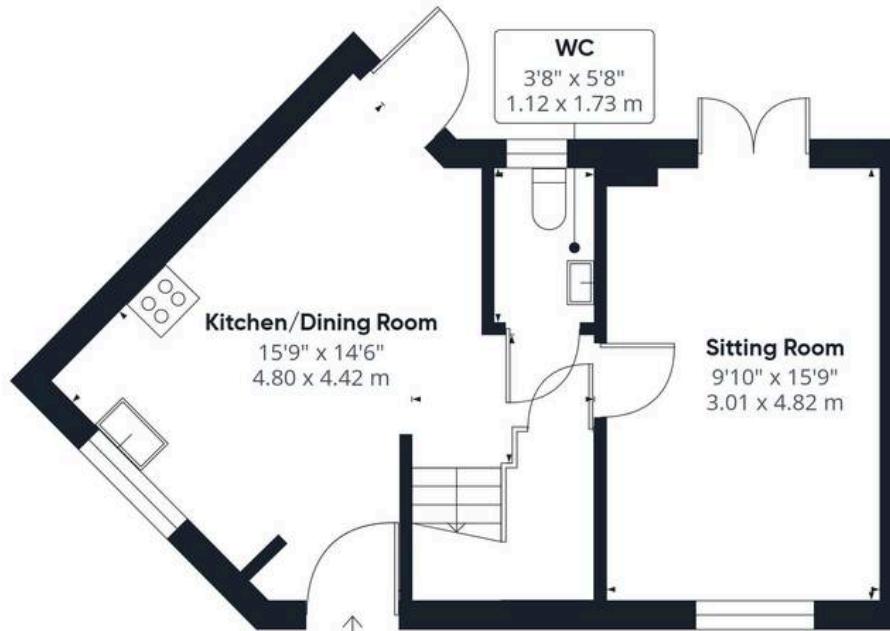




THE GREAT OUTDOORS

Stepping outside, the rear garden offers a private outlook and is fully enclosed with timber fencing. Initially offering a flagstone patio, perfect for outdoor furniture to enjoy the summer months. Adjacent, laid shingle leads to a wooden latch and brace gate opening to the driveway. The remainder of the garden is predominantly laid to lawn with a shingle border and a useful storage shed to the right.



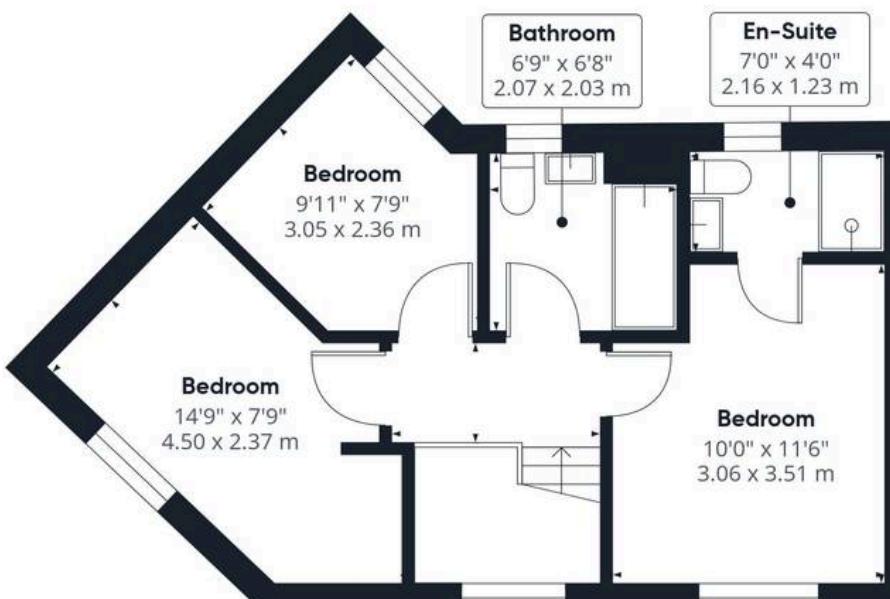


Approximate total area⁽¹⁾

790 ft²

73.4 m²

Ground Floor



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.