



Keeling Way, Attleborough - NR17 1YF



Keeling Way

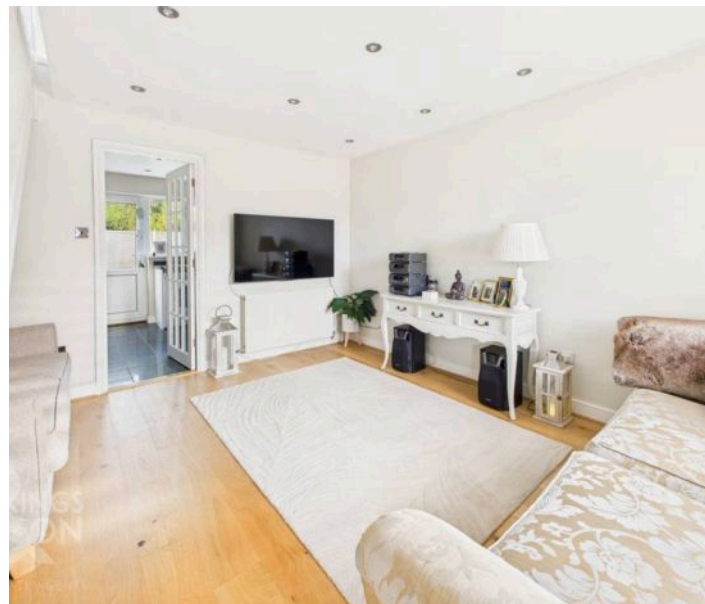
Attleborough

Situated at the end of a QUIET CUL-DE-SAC this END OF TERRACE HOME sits with a tree lined backing giving the home and garden further privacy. A PORCH ENTRANCE allows for a more welcoming entrance to the home before an open SITTING ROOM laid with wood flooring leading to the KITCHEN/DINING ROOM with INTEGRATED COOKING APPLIANCES. The first floor landing splits to take you to TWO DOUBLE BEDROOMS at either side of the home with a THREE PIECE BATHROOM sat in the middle. The rear garden has been landscaped to create a LOW-MAINTENANCE yet ATTRACTIVE and PRIVATE garden featuring patio seating areas and artificial lawn with a tandem DRIVEWAY to the very side of the home giving OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- End-Of-Terrace House
- Quiet Cul-De-Sac Setting
- Porch Entrance
- Open Sitting Room Backing Onto Kitchen/Dining Room
- Two Double Bedrooms
- Three Piece Bathroom
- Attractive & Fully Enclosed Rear Garden, Large Shed With Electrics
- Off Road Parking

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 at the end of a popular yet quiet cul-de-sac where a concrete driveway sits towards the right hand side of the home giving off road parking with further flagstone space to the front where the entrance porch also sits whilst a timber swinging gate to the right gives direct access in to the rear garden.



THE GRAND TOUR

Once inside, the porch is the first place to greet you laid with the same wood flooring as the sitting room, the space creates the ideal area to strip off coats and shoes whilst giving further storage where a glass panelled wooden door allows for free flowing natural light into the main reception area. Once inside, stairs for the first floor sit directly ahead of you whilst an open floor space to the right hand side allows for a potential choice of layouts. The room is fronted by a large uPVC double glazed window and has another glass panelled wooden door between here and the kitchen again for a general flow of natural light. The kitchen/dining room at the very rear of the home is set upon tiled flooring which initially opens up on the left hand side to allow room for a formal dining table. To the right a mixture of wall and base mounted storage units are paired with plinth lighting and square edge work surfaces which in turn gives way to an integrated oven and hob with extraction fan above.

The first floor landing again splits in each direction to allow access into each of the double bedrooms with the three piece bathroom suites located in the middle of them both where a glass screen and shower head are mounted over the bathroom and a tall heated towel rail adorns the wall with further vanity storage. The smaller of the bedrooms sits towards the rear of the home laid with carpeted flooring, this room could accommodate a double bed with tree lined views over the rear garden while the larger of the bedrooms sits towards the very front benefiting from a handy over the stair built in storage space whilst the large open carpeted flooring leaves more than enough room for a double bed with further storage solutions.

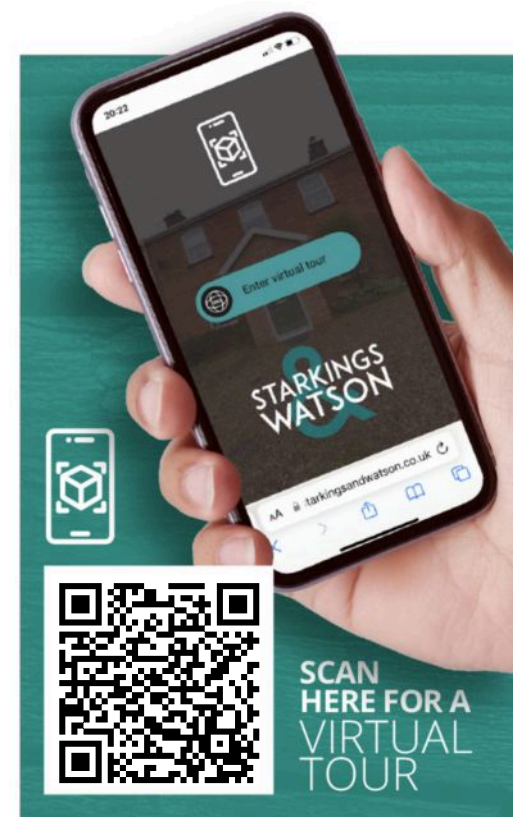
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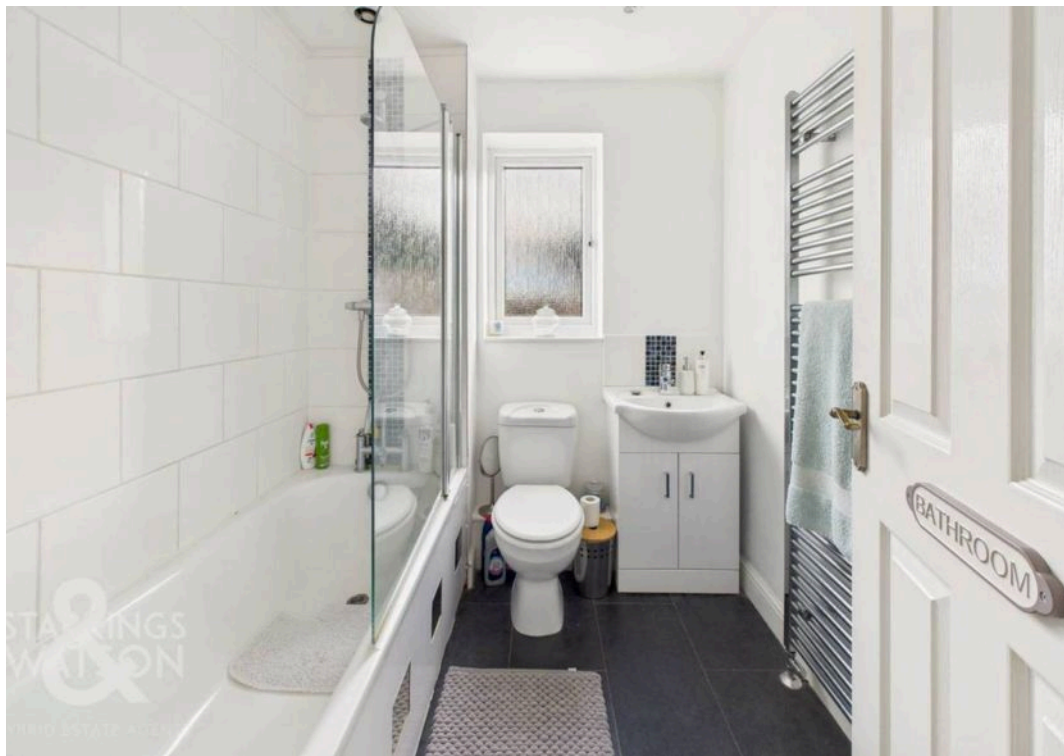
Postcode : NR17 1YF

What3Words : ///supper.stored.snuggled

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the very rear with timber panel fencing where the owner has created a attractive yet low maintenance living area combining a mixture of flagstone patio seating area, raised wooden decked space in the very top corner, large shed with electrics and low maintenance artificial lawn where privacy remains key.





Approximate total area⁽¹⁾

582 ft²
54 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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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 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.