



Tortoiseshell Drive, Attleborough - NR17 1GW

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Tortoiseshell Drive

Attleborough

Tucked away from the street in a more PRIVATE SETTING, this END-OF-TERRACE HOUSE offers welcoming OPEN PLAN LIVING paired with a high quality finish and EXTENDED FLOOR SPACE courtesy of an extension by the current owners whilst also still benefitting from the remaining 5 years of NHBC. To the very front in a private courtyard, the home comes with TWO ALLOCATED PARKING SPACES with a FULLY ENCLOSED GARDEN to the very rear, ideal for hosting friends and family. Once inside the property boasts modern convenience in the form of utilities and storage cupboard sat opposite a ground floor WC. The main living space comes in the form of a generous OPEN PLAN space comprising the kitchen, dining room and sitting room where the kitchen offers BUILT IN APPLIANCES all with a modern feel. To the very rear, the home has been EXTENDED with a VERSATILE garden room giving additional floor space to be enjoyed. Each of the TWO DOUBLE BEDROOMS can be found off the central landing with a THREE PIECE FAMILY BATHROOM sat between them.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- End-Of-Terrace House With 5 Years NHBC Remaining
- Tucked Away Setting Giving Privacy
- Generous Open Plan Living Space
- Kitchen With Integrated Appliances
- Garden Room Extension
- Two Double Bedrooms
- Three Piece Family Bathroom & Ground Floor WC
- Allocated Off Road Parking & Fully 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 in a tucked away section of this ever popular development where a large tarmac courtyard opens up to offer two allocated off road parking spaces. A small lawn frontage separates the property from this parking area with a flagstone walkway taking you to the side of the home through a swinging timber gate.

## THE GRAND TOUR

Once inside the first place to greet you is a central lobby offering the ideal space to slip off coats and shoes whilst also benefiting from the modern convenience of a large utilities and storage cupboard to your left with two piece WC to your right hand side, being larger than average allowing the owners to install further floating storage. The main living space comes in the form of an 18' open plan living area laid with all hardwearing, wooden effect flooring. This space comprises the kitchen, dining and sitting room areas where initially the kitchen is the first space to greet you. Within the kitchen integrated appliances include an oven and hob with extraction above and dishwasher with a mixture of wall and base mounted storage units wrapping around leading towards the sitting and dining room space where an open floor leaves room for both a formal dining and sitting room suite where the owners have tastefully decorated with decorative wall panelling and further storage. At the very rear of the property a set of uPVC double glazed French doors open up into what is now a generously sized and predominantly glass garden room giving the downstairs accommodation further versatility to operate as a secondary living home office or children's playroom with French doors taking you into the rear garden.

The first floor landing splits in each direction to take you into each of the double bedrooms with the slightly smaller being found towards the front of the property with furniture set upon carpeted flooring. The room also benefits from a well proportioned built in storage space whilst the larger of the bedrooms sits at the very rear of the home being more than large enough to accommodate a large double bed with additional storage solutions and soft furnishings. Sat between each of the bedrooms is a fully redecorated and updated three piece family bathroom suite with a full range of tiling. The space also benefits from a rainfall shower head with a glass screen mounted over the bath.

## FIND US

Postcode : NR17 1GW

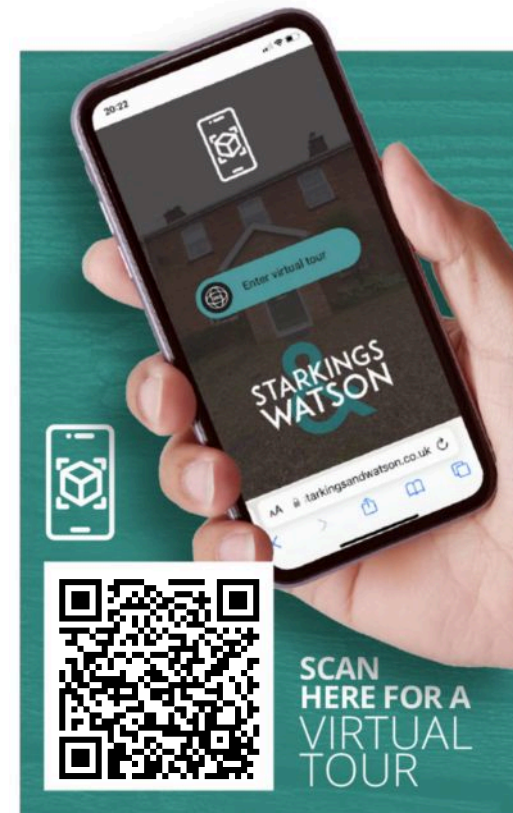
What3Words : ///confetti.both.pram

## VIRTUAL TOUR

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

## AGENTS NOTES

Please be aware there is a yearly site maintenance fee payable amounting to £215P/A.











## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing with the majority of the garden being laid to lawn. Sat at the very rear is a flagstone patio ideal for garden furniture with raised planting beds adding some colour to the external space.





**Approximate total area<sup>(1)</sup>**

609 ft<sup>2</sup>

56.5 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(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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