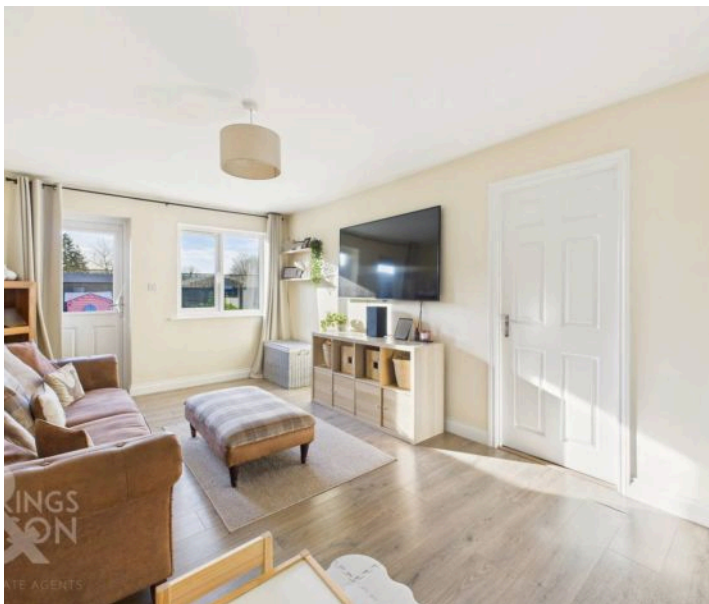




Oaklands Close, Attleborough - NR17 2LT



Oaklands Close

Attleborough, Attleborough

Purchased recently after a FULL RENOVATION this SEMI-DETACHED BUNGALOW sits to the end of a quiet CUL-DE-SAC with an EXTENDED DRIVEWAY and GARAGE to the front of the home. The main living space comes in the form of a generous 17' SITTING ROOM with more than enough floor space to accommodate a dining room suite if desired. To the front of the home, a MODERN KITCHEN offers INTEGRATED APPLIANCES with a newly fitted external door leading directly into the rear garden. In total, TWO DOUBLE BEDROOMS are available, incredibly well finished and presented with neutral décor and sharing the use of a MODERN SHOWER ROOM. The gardens, due to its size, gives a wealth of POTENTIAL with possibility to EXTEND if desired (stp) being predominantly laid to lawn and the ideal space to enjoy with family and friends.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-Detached Bungalow
- Immaculate Condition Throughout
- 17' Open Sitting/Dining Room
- Kitchen Boasting Integrated Appliances
- Two Double Bedrooms
- Modern Shower Room
- Generous Side & Rear Gardens
- Extended Driveway & Garage

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 is set towards the very top of this quiet cul-de-sac where initially a driveway sits in front of the garage with up and over door to the front with the addition of further shingle parking recently curated by the current owners at the front of the property.



THE GRAND TOUR

Once inside the central hallway is the first place to greet you with all hardwearing wooden effect flooring leading you through to the living accommodation within the home. To your right, a modern and neutral kitchen had recently been fitted with floor space opening up to allow room for a formal dining table or to potentially extend the kitchen workshop spaces if required. The current owners have installed a new full length glass uPVC double glazed door which leads you into the garden with the rest of the kitchen offering a mixture of wall and base mounted storage units with an integrated oven, hob and dishwasher with fridge/freezer sat behind the entrance door. Sat just opposite this is the first of the bedrooms, a smaller double room which has been laid with carpeted flooring and looks over the front of the property through uPVC double glazed windows. The main living space sits at the end of this hallway. Being generous in size, the 17' room is laid with all hardwearing wooden effect flooring continuing from the central hall way offering a large open floor space suited to a sitting room suite with potential to add a dining room suite if desired. Towards the very rear of this room, an access door takes you into the rear garden with upvc double glass windows allowing natural light to flood the room.

A second lobby sits just off of the sitting room where a large integrated storage cupboard can be housed. Directly ahead from here a modern shower room features a walk in corner shower unit with electric shower and frosted window leading into the garden and low level mounted radiator. The largest bedroom sits towards the rear of the home which has been tastefully decorated by the current owners with all carpeted flooring and dual facing and dual rear facing aspect allowing this room to remain incredibly well lit.

FIND US

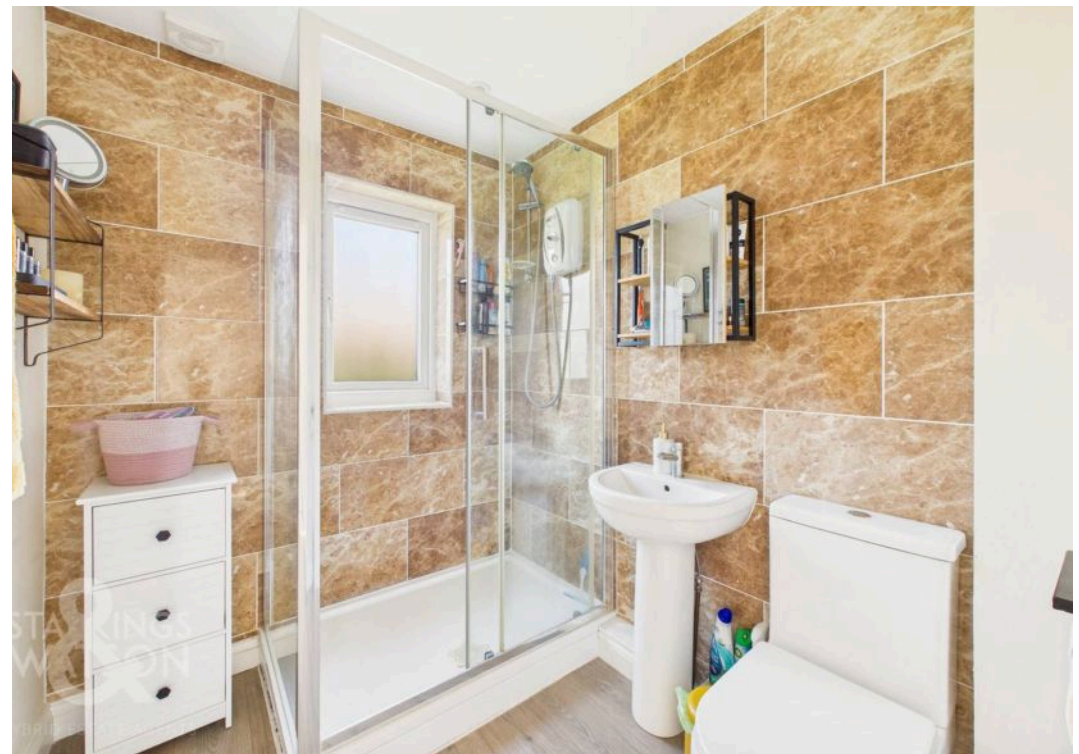
Postcode : NR17 2LT

What3Words : ///another.cubes.dizziness

VIRTUAL TOUR

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



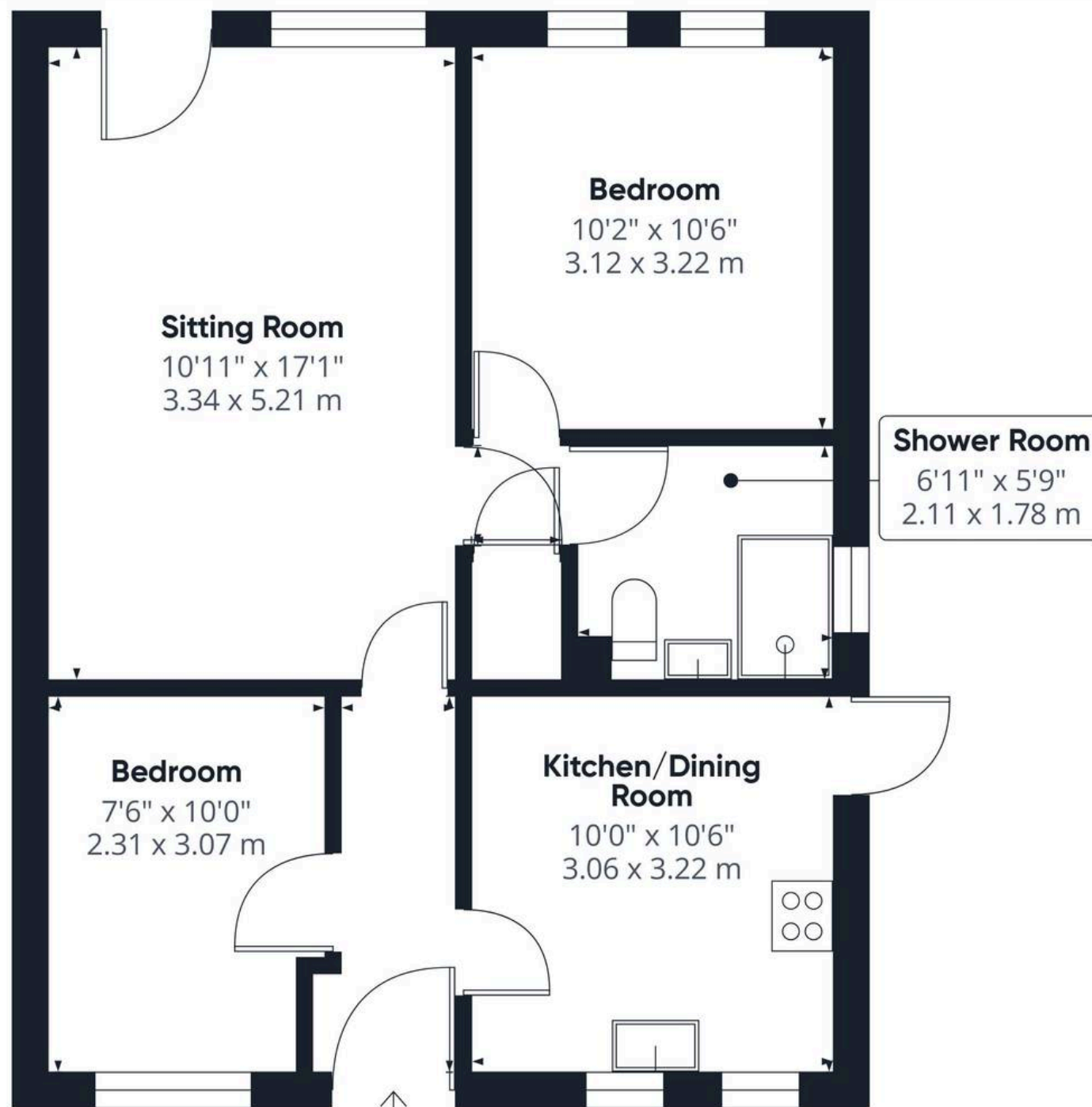




THE GREAT OUTDOORS

The rear garden is predominantly laid to lawn and runs from the front the very side of the home. The garden is mostly enclosed with timber panel fencing where initially a small flagstone patio creates the ideal space to sit and enjoy the summer sunshine with family and friends. With shingle hard standing in the very rear of the garden for a storage shed, a mixture of laurel hedges and mature shrubs have been planted along the borders, which in time will grow to create a more private and vibrant setting for the gardens.





Approximate total area⁽¹⁾

574 ft²

53.2 m²

(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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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