



Mustang Way, Attleborough - NR17 1FZ

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WATSON

HYBRID ESTATE AGENTS



## Mustang Way

Attleborough

NO CHAIN! Occupying a generous CORNER PLOT tucked away in a quiet CUL-DE-SAC, this DETACHED HOUSE is offered in TURNKEY condition and ready to move in, an ideal family home. Step inside to a welcoming HALLWAY ENTRANCE, stairs rise to the first floor with a conveniently located W.C. Doors open to the main living spaces, including the 17' SITTING ROOM, boasting a DUAL ASPECT and BAY WINDOW flooding the room with natural light. The 17' OPEN PLAN KITCHEN/ DINING ROOM boasts INTEGRATED APPLIANCES and FRENCH DOORS opening to the garden. Also offering Wi-Fi controlled blinds in all the rooms downstairs including the Kitchen. Heading upstairs, doors open to THREE BEDROOMS, two of which include Wi-Fi controlled blinds. The MAIN BEDROOM boasts a further DUAL ASPECT, INTEGRATED WARDROBES and an ENSUITE SHOWER ROOM. The remaining bedrooms are serviced by a contemporary three piece FAMILY BATHROOM. Heading outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, whilst DRIVEWAY PARKING adjacent to the property leads to the GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Chain!
- Detached House
- 17' Dual Aspect Sitting Room
- 17' Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Garden
- Driveway Parking & 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 can be found set back from the road, with a driveway providing off-road parking and leading to the single garage. The frontage wraps around the property, featuring a neatly laid lawn bordered by a variety of shrubs and plantings. A short patio walkway leads to the main entrance, which is sheltered beneath an open porch.



## THE GRAND TOUR

Stepping inside, the spacious entrance hallway is a perfect meet and greet space, offering stairs rising to the first floor with integrated storage beneath ideal for storing outdoor wear. A convenient two piece W.C is also located here, with tiled flooring extending through to the impressive 17' kitchen and dining room. The kitchen offers a comprehensive range of wall and base storage cupboards and a suite of integrated appliances, including a dishwasher, washing machine, fridge/freezer, oven, and a four-burner gas hob with extractor above. Ample worktop space is complemented by a separate kitchen island, ideal for food preparation, while the dining area provides generous space for formal seating with French doors opening directly to the garden. Across the hall, the 17' dual aspect sitting room features a charming bay window equipped with Wi-Fi controlled blinds. Hard flooring runs underfoot, and the versatile space easily accommodates various soft furnishing layouts.

Ascending the stairs to the carpeted first floor landing, you will find loft access above and doors leading to three well proportioned bedrooms. The main bedroom enjoys a dual aspect with carpeted flooring, space for a large double bed, and "his and hers" style integrated wardrobes. It further benefits from a three piece en-suite shower room, featuring a glass door shower with tiled splashbacks and a wall mounted heated towel rail.

The remaining two bedrooms also offer carpeted flooring and are served by a modern three piece family bathroom, including a bath with a shower over, folding glass splashback and a further heated towel rail.

## FIND US

Postcode : NR17 1FZ

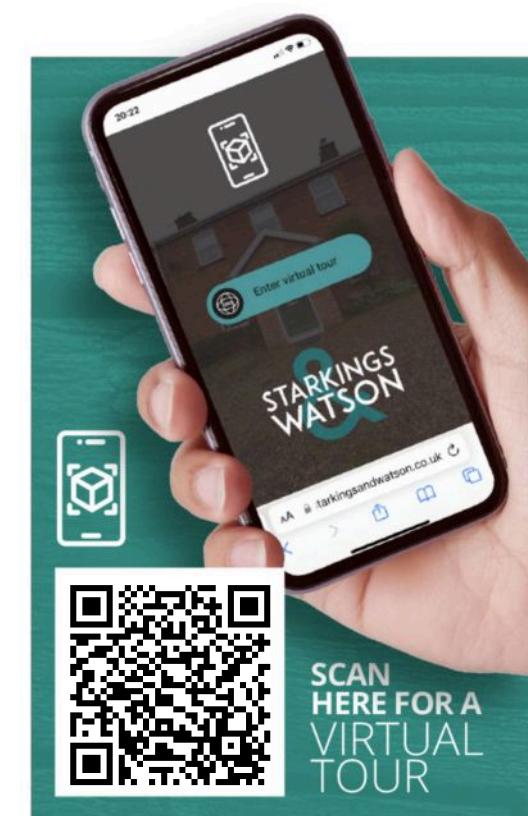
What3Words : ///sinkhole.carpeted.bring

## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge in the region of £100 is payable for the upkeep of the communal green space.







## GARDEN

THE GREAT OUTDOORS Heading outside, the rear garden is private and fully enclosed with brick walling and timber panel fencing. French doors open to a flagstone patio, offering space for outdoor furniture to enjoy the summer months. The remainder of the garden offers low maintenance with a well maintained laid lawn, a wooden latch and brace side gate offers access out to the driveway and garage.

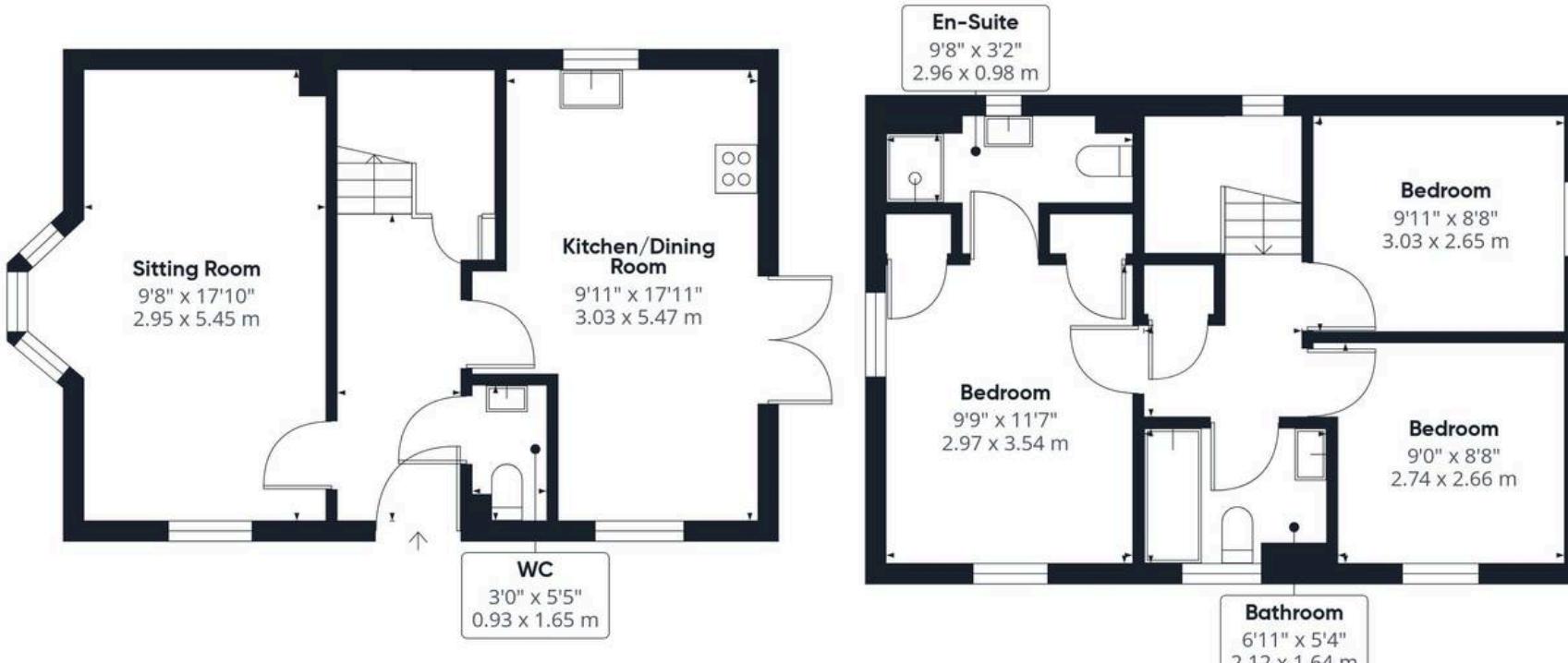
## DRIVEWAY

3 Parking Spaces

## GARAGE

Single Garage





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

883 ft<sup>2</sup>

82.1 m<sup>2</sup>

(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

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