



New North Road, Attleborough NR17 2BJ

welcome to

New North Road, Attleborough

A rare opportunity to acquire an impressive three-bedroom detached bungalow, set on a substantial plot with ample off-road parking. Perfectly positioned in a prime and highly desirable location, just a short distance from the town centre and within easy walking reach of the train station.



Entrance Hallway

Welcome to this inviting three bedroom detached bungalow located in the heart of Attleborough. This charming residence offers a perfect blend of modern comfort and classic appeal on a generously large plot.

Sitting Room

18' 1" max x 11' 5" max (5.51m max x 3.48m max)
Fitted carpet, radiator, bespoke marble fireplace and surround, French doors to rear garden.

Kitchen/Dining Room

21' 1" x 8' 11" max (6.43m x 2.72m max)
Double glazed window to rear garden, wood effect flooring, selection of base and wall mounted storage units, built in single gas oven, grill hob and gas grill, extractor, and space for washer and dishwasher, under counter fridge or freezer, sink with drainer and mixture tap, Dining room- Double glazed window to front, wood effect flooring.

Bedroom One

15' 9" max x 10' 7" max (4.80m max x 3.23m max)
Double glazed window to the front, radiator, fitted carpet, built in wardrobes.

Bedroom Two

13' 7" max x 10' 1" max (4.14m max x 3.07m max)
fitted carpet, double glazed window to rear garden.

Bedroom Three

14' 3" max x 9' 3" max (4.34m max x 2.82m max)
Double glazed window to the front, fitted carpet, radiator, and fitted wardrobes

Family Bathroom

The pulchritudinous luxury bathroom is fitted with a twenty-four-jet spa Jacuzzi from the spa bath company in south Wales. This double ended luxurious spa Jacuzzi is almost two meters long and deeper and wider than a standard bath more enhancing the luxurious experience of a Jacuzzi spa. The ecowater softening system prevents the jets from limescale which is known to be high in Norfolk. The bathroom is also fitted with a Mira rain, and power shower, & two frosted double glazed windows to side.

Front Garden

Shingled driveway for easy maintenance, this could be changed to lawn or planting for personal choice.

Drive

Tarmac driveway with ample parking for several cars, caravan, boat or motorhome

Rear Garden

Patio area, outside dining, or BBQ area, shingled with some plants and shrubs, path and access to garage.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/ATB110163



welcome to

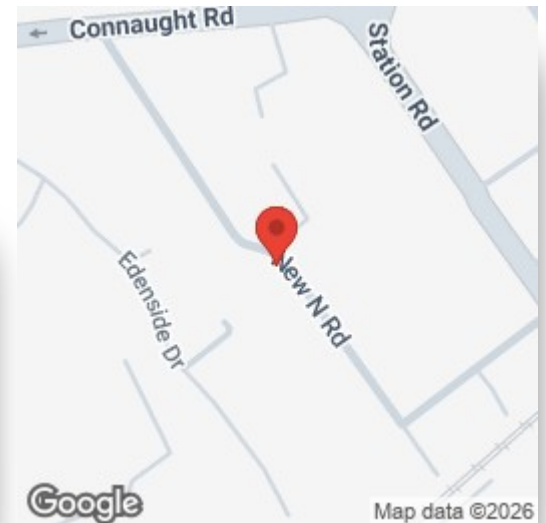
New North Road, Attleborough

- Three bedroom bungalow
- Kitchen/diner
- Pulchritudinous bathroom
- Ecowater refiner boost water softening system
- Off- road parking
- Front garden with enclosed rear garden
- Large garage

Tenure: Freehold EPC Rating: D Council Tax Band: C

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB110163



Property Ref:
ATB110163 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk