



Bramble Close, ATTLEBOROUGH NR17 2LZ

welcome to

Bramble Close, ATTLEBOROUGH

A well-presented 3-bedroom park home offering comfortable, spacious living. Features include a large bay-fronted living room, a kitchen-diner, separate utility room, and a master bedroom with en-suite. The property also benefits from an enclosed rear garden with lawn and patio area.



Description

This beautifully presented two-bedroom plus study room park home offers generous and well-designed living space throughout, making it an ideal choice for those seeking a comfortable and practical home in a peaceful setting.

The master bedroom features its own en-suite bathroom and built-in wardrobes, providing both convenience and excellent storage. The second bedroom also benefits from fitted wardrobes, while the third bedroom offers a well-proportioned single room suitable for guests, a study, or additional storage.

At the centre of the home is a bright and spacious kitchen-diner, offering ample work surfaces, plenty of storage, and room for a family dining table. A separate utility room provides further practicality, helping to keep everyday tasks neatly organised. The large living room is a welcoming and airy space, enhanced by attractive bay windows that allow natural light to flow in and create an open, comfortable atmosphere.

Outside, the property includes an enclosed rear garden with both lawn and patio areas, providing a pleasant outdoor space to enjoy throughout the year.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Airing cupboard, coat cupboard with radiator

Lounge

Dual aspect bay windows front and side, complete with electric fireplace and radiator

Dining Room

Bay window to the side complete with double doors to the lounge complete with radiator

Kitchen

Rear aspect window fully fitted kitchen with wall and base level units complete with mixer tap and integrated dishwasher and washing machine, as well as electric cooker with extractor fan and gas hob

Utility Room

Situated at the end of the kitchen with plenty of additional storage space and space for white goods

Bedroom One

Double bedroom with rear facing window complete with built in wardrobes

En-Suite

Rear facing window with shower cubical W.C and sink

Bedroom Two

Front facing bay window complete with fitted wardrobes and radiator

Bathroom

Complete with three-piece suite and over the bath shower

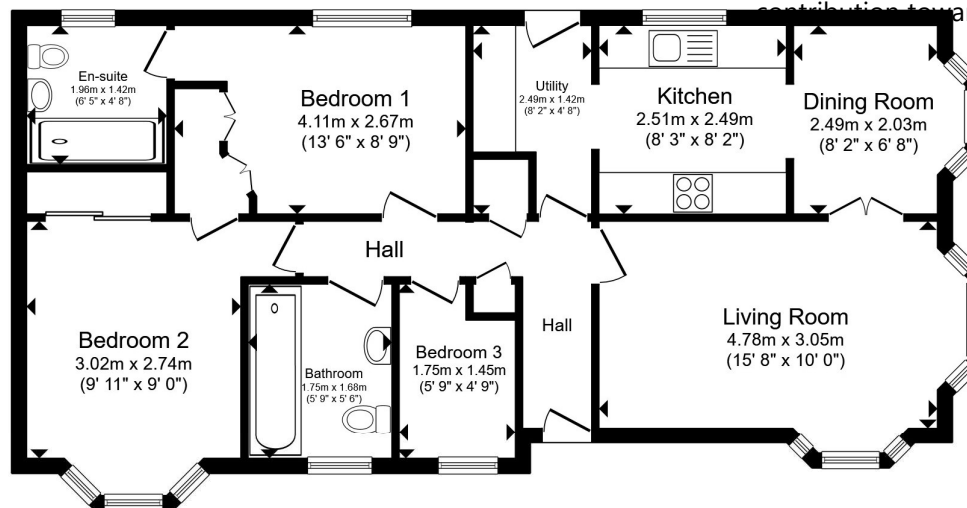
Rear Garden

Mainly lawn area with patio and plenty of space for a shed

Agent Note

There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or use.

The sellers advise that they pay £ 209 per month as a contribution towards upkeep.



Total floor area 78.5 m² (845 sq.ft.) approx

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.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/ATB110224



welcome to

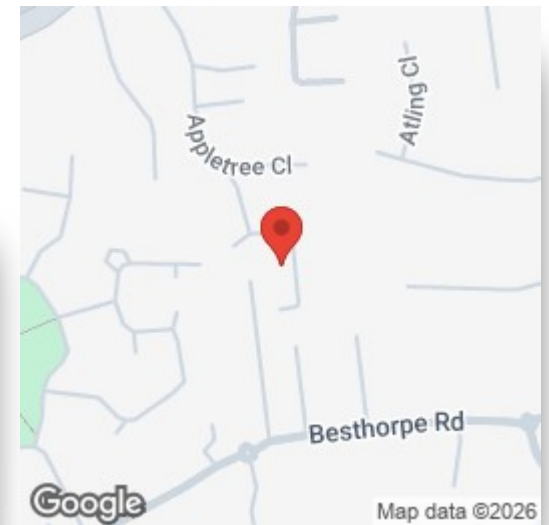
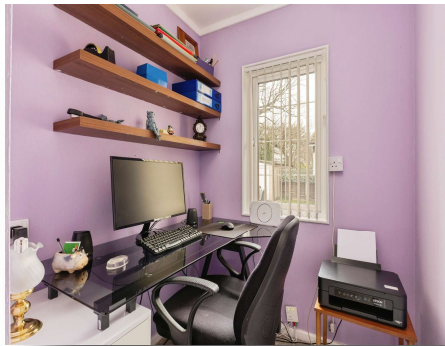
Bramble Close, ATTLEBOROUGH

- Three Bedrooms
- Master En-suite
- Built-in Wardrobes
- Enclosed Rear Garden
- Utility Room

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB110224



Property Ref:
ATB110224 - 0003

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