



Fen Street
Old Buckenham | Attleborough | Norfolk | NR17 1SR

FINE & COUNTRY

STYLISH & STRIKING



Built in the 1970s this beautiful home, set in a vibrant Norfolk village, is full of personality. With four bedrooms plus study/bedroom five, two reception rooms including a stunning entertaining space just luring you to invite guests over, and a private, mature 0.25 acre plot (stms) all close to a bustling market town with rail links what are you waiting for?



KEY FEATURES

- A Beautiful Four/Five Bedroom Detached Family Property
- Wonderful Open Plan Kitchen Diner
- Large Extended Living Room
- Approximately 1950 Square Feet of Living Space
- Huge Bifold Doors To The Garden
- Integral Garage and Parking for Multiple Vehicles
- Approximately .25 acre plot (stms)
- A Wonderful Sought After Village with Two Pubs and Shop
- Excellent Local Schools
- Fantastic Transport Links

The current owners have embraced the 1970's era with sensitive extensions, retaining large windows to let light flood in, giving a nod to the vibrant 70's spirit with playful, colourful spaces and whole heartedly making the most of open plan living, first introduced in this decade. In 2022 they added a rear extension to create a wonderful open plan family room and a two-story extension adding to the front sitting room and a bedroom above, plus most windows and doors were replaced. This is a home made for bringing people together in a village with so much going on and gardens that beg you to retreat to recharge after all the socialising.

Step Inside

The front door leads to a practical hallway lobby and then into the main internal hallway from which the other rooms are all found. To your left is a calm sitting room, with ample space to zone into two areas if needed. This is separated from the family room by large bifolds so affords the luxury of opening out and becoming one large space if hosting a crowd, or closing to keep this a beautifully cool space in summer and cosy in winter. From the hallway to the right is the study/bedroom five, cleverly positioned at the front of the house for peace and quiet working from home and stairs to the first floor. The striking kitchen/dining/family room is also off the hallway and what a space this is with perfect views to the gardens even from the kitchen sink, and bifolds to open out just inviting summer entertaining. There is a joyful contrast between pops of colour and the earthy palette of flooring and wood breakfast bar for four, in the central island. There is room for an enormous table as well as sofas for relaxing so no problem chatting to the family whilst preparing dinner or having a glass of wine at the bar whilst the chef cooks up a feast. Off the kitchen is every cook's dream, a walk-in pantry and a practical utility room with laundry and storage, leading into the integral garage – so convenient when bringing home the weekly shop in winter. A ground floor shower room completes this level, stylish and practical.









KEY FEATURES

Let Me Entertain You

This is a house perfect for entertaining a crowd, yet cosy enough when just two are home together and has plenty of room for everyone to stay. The driveway can accommodate at least six cars with further parking on the grass if needed. The kitchen has double fan oven, induction hob and wine cooler so no problem feeding the hordes and the terrace from the bifolds is huge with space for hosting at least 30 people for barbecues. The large dining space would take a huge table, ideal for celebrations all year round including winter as the rear of the property is south facing. The footings for the extension are all two storey footings providing opportunity for new owners to add a first floor if desired. The study has been used as a bedroom and is ideal for guests or those needing single storey living as the shower room is close by.

Step Outside

The large driveway offers plenty of parking for family and friends plus garage and could be landscaped further if desired. The rear gardens are just delightful with a large expanse of south facing terrace to enjoy a quiet cuppa or a barbecue with friends, there is even room for hot tub or pizza oven the choice is yours. Children and dogs can roam free safely here and the terrace offers wonderful views of the enclosed and private gardens. Sprawling lawns and mature trees have a pretty floral border one side and greenhouse and veggie beds the other, with this year's yield including raspberries and blueberries. Here you can choose whether to worship the sun, take shade under the walnut, apple and pear trees, or work on growing your own produce. There are beautiful summer evenings waiting to be enjoyed watching the sunsets or the balloon festival, or just listening to the birds and it's a garden to retreat to away from the hustle and bustle of life.

On The Doorstep

Old Buckenham is a charming traditional country village offering traditional pubs, a post office, primary and secondary schooling, an active village hall and welcoming community. For nature lovers there are plentiful walks through the Norfolk countryside, whilst for socialising the Country Park itself hosts a wide variety of events, and the local airfield holds an annual air show.





















INFORMATION



How Far Is It To....

The bustling market town of Attleborough offers rail links as does nearby Diss, with services to London Liverpool St in just 90 minutes. Attleborough offers supermarkets, butchers, post office and independent shops and eateries, whilst the Cathedral City of Norwich is just 25 minutes away offering a wider variety of cultural and sporting plus retail therapy.

Directions

From Diss head north on the B1077 to Old Buckenham. Take a left on to the Hargham Road and then the next right on to Fen Street. The property is on the left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// socket.hotdog.crouching

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

Broadband Available – , 1 GB broadband fibre to premises. Please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Breckland District Council – Band D

EPC - D

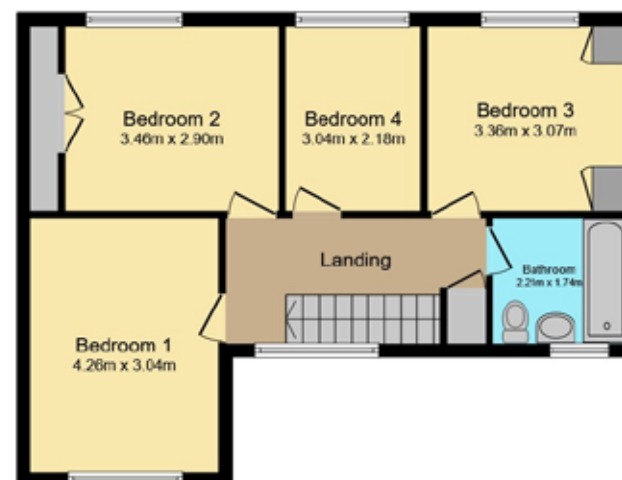
Tenure: Freehold



Ground Floor

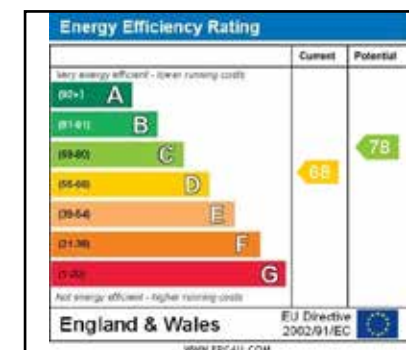
Total floor area: 179.8 sq.m. Floor area 124.0 sq.m.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



First Floor

Floor area 55.8 sq.m.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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To find out more please visit fineandcountry.com/uk/foundation

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