



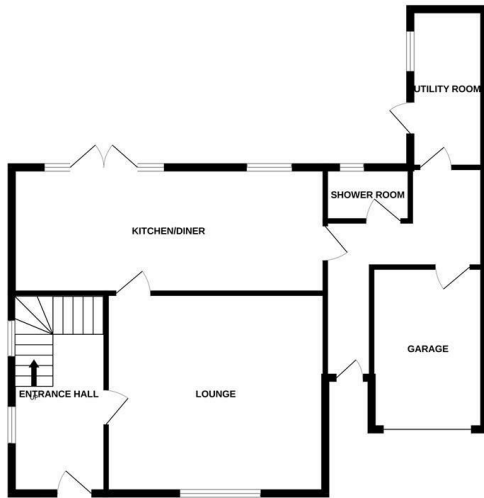
151 Hargham Road | | Attleborough | NR17 2JP

**£425,000**

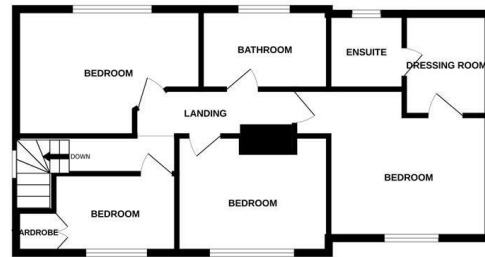
**\*\*EXTENDED LINK DETACHED FAMILY HOME ENJOYING A GOOD SIZE PLOT\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME situated in the highly requested market town of Attleborough. Accommodation comprising entrance hall, spacious lounge with a wood burner, open plan kitchen/diner, shower room and utility room to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off landing with bedroom one having a WALK-IN DRESSING ROOM and EN-SUITE SHOWER ROOM. Outside there is a large lawned front garden and driveway providing AMPLE OFF ROAD PARKING leading to an integral garage with power and lighting. To the rear there is a private, well maintained garden ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make the perfect family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location

The popular market town of Attleborough offers a wide range of local amenities including Attleborough High School and is conveniently placed for the A11 which leads directly to Norwich and London. There is also a main line rail link to Cambridge with both Norwich and Diss offering mainline rail links to London Liverpool Street. The historic and cultural City of Norwich can be found to the north, approximately 16 miles distance.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to lounge and stairs to first floor.

#### Lounge 16'6" x 15'7"

Double glazed window, radiator, wood burner.

#### Kitchen/Diner 23'4" x 9'1"

Fitted wall and base units with worktops over, butler sink, space for cooker, integrated fridge, freezer and dishwasher, double glazed window, patio doors, radiator.

#### Shower Room 5'9" x 3'8"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Utility Room 11'6" x 5'1"

Space for washing machine and tumble dryer, boiler, double glazed window, rear door.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 15'0" x 11'8"

Double glazed window, radiator.

#### Dressing Room 8'1" x 5'11"

#### En-Suite 6'7" x 5'1"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 10'11" x 8'7"

Double glazed window, radiator.

#### Bedroom Three 13'6" x 9'2"

Double glazed window, radiator.

#### Bedroom Four 8'10" x 5'8"

Double glazed window, radiator, built in wardrobe.

#### Bathroom 9'4" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Lawned garden and driveway providing off road parking.

#### Garage 11'8" x 8'5"

With power and lighting.

#### Outside Rear

Patio seating area, lawned garden, timber decking, mature plants and shrubs, timber shed, enclosed by fencing with side gate access.

#### Local Authority

Breckland Council, Tax Band C.

#### Tenure

Freehold

#### Utilities


Ultrafast full fibre broadband available.  
Mains water and electric.

#### AGENTS NOTE

Please note this property is being offered for sale by an employee of Gilson Bailey and Partners and as such you may wish to take independent professional advice before proceeding to purchase.




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Breckland Council, Tax Band C

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.