



**140 Besthorpe Road | | Attleborough | NR17 2NJ**

**Guide Price £450,000**

**\*\*GUIDE PRICE £450,000 - £475,000\*\*** Gilson Bailey are thrilled to present this exceptional, individually built modern four-bedroom detached home, perfectly positioned in the highly sought-after market town of Attleborough. Immaculately presented throughout, this impressive residence welcomes you with a bright and spacious entrance hall leading to a stylish lounge, a sleek contemporary kitchen with adjoining utility room, a versatile study and a convenient WC. Upstairs, the generous landing gives access to four beautifully proportioned bedrooms, including a luxurious principal suite with en-suite shower room, and a modern family bathroom. Outside, the property is approached via an attractive shingled driveway offering ample parking and leading to an integral garage, while the stunning rear garden boasts an expansive lawn and a sun-soaked patio – perfect for entertaining or relaxing in complete privacy. Enhanced by double glazing, gas central heating with cosy underfloor heating to the ground floor, and finished to an impeccable standard, this is a truly outstanding family home where comfort and elegance meet.





Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Homestyler (2020)

## Location

The popular market town of Attleborough offers a wide range of local amenities including Attleborough High School, closeby to Wymondham College, 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

Doors to lounge/diner, kitchen, utility room, study, WC and stairs to first floor.

### Lounge/Diner 17'8" x 15'11"

UPVC windows to rear and side, UPVC patio doors to side, underfloor heating.

### Kitchen 14'5" x 10'7"

Wall and base units, Integral fridge, freezer and Dish washer. Space for range Oven, Two UPVC windows, UPVC patio doors, single sink and drainer.

### Utility Room 10'7" x 5'6"

Wall and base units, single sink and drainer, space for washing machine, tumble dryer, door to side.

### Study 9'11" x 9'10"

UPVC window.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to all bedrooms, bathroom and airing cupboard.

### Bedroom One 22'5" x 16'0"

UPVC window, built in wardrobe, radiator, door to:

### En-Suite

Low level WC, hand wash basin, double shower cubicle, radiator.

### Bedroom Two 14'2" x 13'2"

UPVC window, built in wardrobe, radiator.

### Bedroom Three 14'6" x 10'8"

UPVC window, built in wardrobe, radiator.

### Bedroom Four 8'5" x 8'2"

UPVC window, radiator, built in wardrobe.

### Bathroom

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, UPVC window.

### Outside Front

Driveway with parking leading to garage.

### Garage 15'11" x 8'11"

With power and lighting.

### Outside Rear

Extensive lawned gardens, patio, enclosed by timber fencing.

### Local Authority

Breckland Council, Tax Band E

### Tenure


Freehold

### Utilities

Full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 	

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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.

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