



Balmoral Close, Attleborough - NR17 2SP



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Occupying a PRIME POSITION, this detached family home offers over 1070 Sq. ft (stms) of accommodation, with a TANDEM DRIVEWAY and GARAGE. Enclosed and laid to LAWN, the rear GARDENS are a fantastic size and include a wide variety of planting. Internally, the HALL ENTRANCE provides the ideal meet and greet space, with a useful W.C and doors leading to the living spaces. The DUAL ASPECT SITTING ROOM includes a feature fire place and FRENCH DOORS to rear, with a separate DINING ROOM and FITTED KITCHEN beyond. Upstairs, FOUR BEDROOMS lead off the landing, with a BUILT-IN WARDROBE to the main bedroom, along with an EN SUITE SHOWER ROOM and family bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- 20' Dual Aspect Sitting Room
- Hall Entrance with W.C
- Kitchen & Adjacent Dining Room
- Four Spacious Bedrooms
- En Suite & Family Bathroom
- Enclosed Lawned Garden
- Garage & Driveway

The market town of Attleborough has a great range of amenities including independent local shops, dentists and GP Surgery, supermarkets, bars, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away. There is also a nearby bridal way for walks, walking dogs, running with an abundance of wildlife.

SETTING THE SCENE

With a low maintenance frontage including an area of planting and plum slate, tandem parking can be found on the adjacent driveway which in turn leads to the garage and rear garden.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with a fitted carpet with stairs rising to the first floor landing and doors leading off to the main reception space. The sitting room sits to one side with dual aspect views providing the front facing window and rear facing French doors with a feature fireplace and fitted carpet underfoot. A useful W.C can be found at the end of the hallway with a white two piece suite including tiled splash-backs, whilst the second reception room can either be a dining space or study, with a front facing window and door to the kitchen. The kitchen itself offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric oven, with an integrated fridge freezer and space for a washing machine. Tiled splash-backs and tiled flooring can be found throughout, with a useful built-in under stairs storage cupboard and door to the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch and recessed spotlighting, along with a useful built-in airing cupboard. Doors lead off to the four bedrooms including the main double bedroom which includes built-in wardrobes and a private ensuite shower room. The ensuite includes a white three piece suite with a double shower cubicle and thermostatically controlled rainfall shower with tiled walls. Serving the three remaining bedrooms is the family bathroom which is complete with a white three piece suite including vanity sink unit and mixer shower tap over the bath with tiled splash-backs.

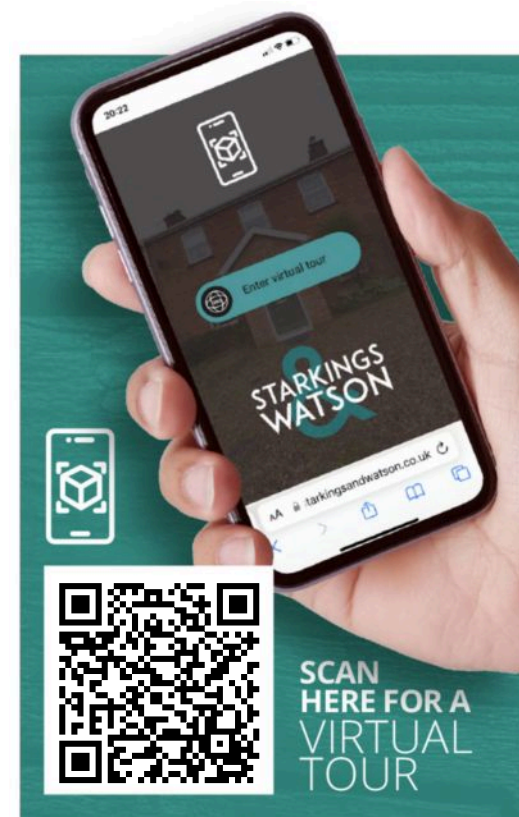
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VIRTUAL TOUR

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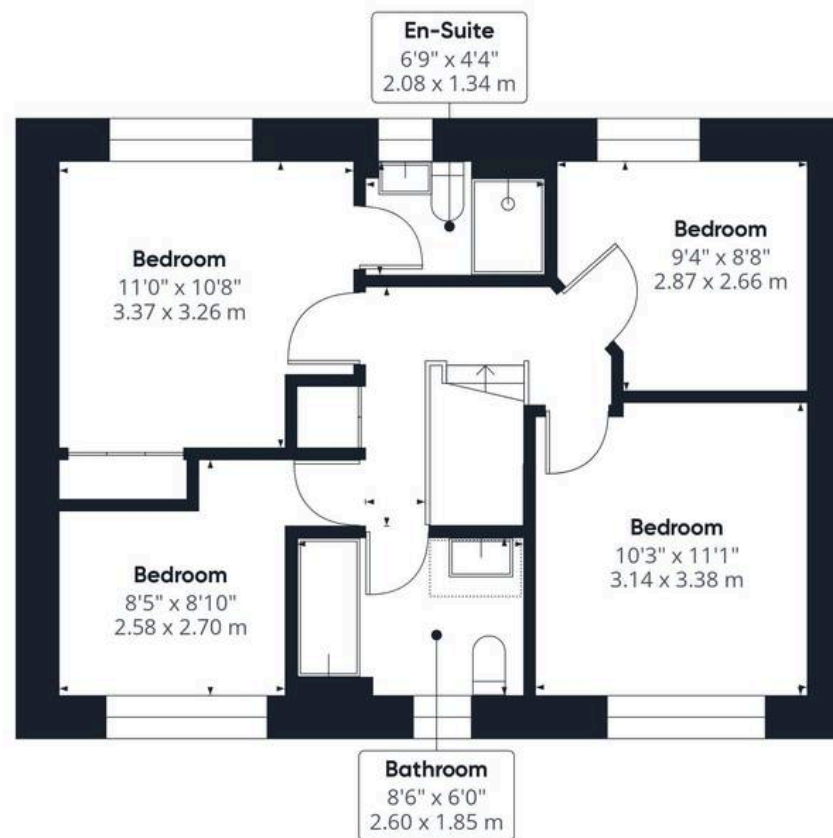
THE GREAT OUTDOORS

Landscaped to include a central area of lawn enclosed within timber panel fencing and brick walling, a wide variety of mature shrubbery, trees and planting can be found. A greenhouse sits the rear of the garage, with an outside water supply installed and gated access leading to the driveway. The garage is accessed through an up and over door to front, with storage above.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1070.68 ft²

99.47 m²

Reduced headroom

0.96 ft²

0.09 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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