



The Drift, Attleborough - NR17 2FB





## The Drift

Attleborough, NR17 2FB

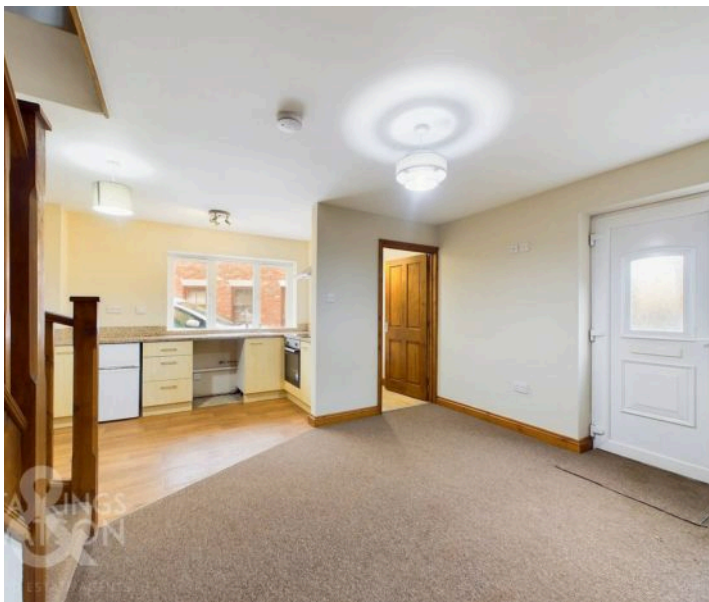
TUCKED AWAY in the heart of ATTLEBOROUGH, this end-terrace home WITH PARKING offers OPEN PLAN LIVING and an EASY TO RUN, LOW MAINTENANCE finish. The ground floor extends to 18' offering a SITTING, DINING and KITCHEN space, with a useful W.C. Upstairs, TWO BEDROOMS lead off the landing, along with a SHOWER ROOM complete with AQUA BOARD SPLASH BACKS. The front COURTYARD offers an IDEAL SEATING SPACE, whilst the PARKING SPACE is a few doors up on The Drift.

Council Tax band: A

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- End-Terrace Home
- Open Plan Living
- Kitchen with Cooking Appliances
- Two Bedrooms Off Landing
- Shower Room
- Ground Floor W.C
- Open Courtyard Garden
- Allocated Parking





The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, 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.

#### SETTING THE SCENE

Tucked away off Exchange Street, The Drift is an unmade road, where the property can be found, accessed by the open courtyard frontage. The parking can be found a few doors up.

#### THE GRAND TOUR

Heading inside, the uPVC double glazed front door takes you to the open plan living space, with fitted carpet under foot, stairs to first floor landing with storage under and open plan to the kitchen area. Wood effect flooring runs into the kitchen, complete with storage and an inset electric ceramic hob and built-in electric oven. Also leading off the sitting room is the W.C with a two piece suite and tiled splash back.



Upstairs, the landing is complete with exposed timber beams, with doors to the two bedrooms, including one with a dual aspect window. Lastly is the shower room, with a three piece suite, aqua board splash backs and a window to side.

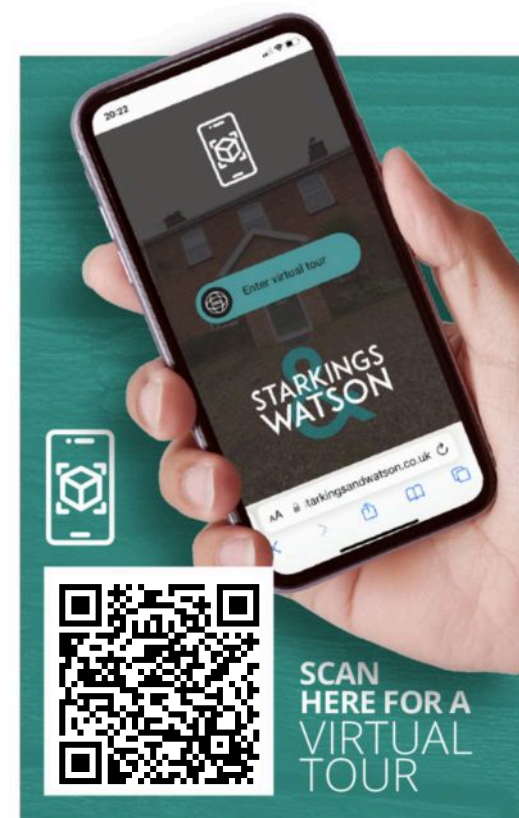
#### FIND US

Postcode : NR17 2FB

What3Words : ///pickles.magnitude.juices

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

A low maintenance open courtyard frontage can be found, which does provide shared access to the neighbouring property. The allocated parking can be found a few doors up.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

480.79 ft<sup>2</sup>

44.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.