



Norwich Road, Besthorpe - NR17 2LB





## Norwich Road

Besthorpe, Attleborough

Full of CHARM and CHARACTER this SEMI-DETACHED COTTAGE will make the PERFECT FAMILY HOME! With uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, this home offers GREAT SPACE and FULL HEAD HEIGHT making it ideal for all. Once inside you will find and SPACIOUS ENTRANCE HALL with HERRINGBONE STYLE FLOORING, under stairs STORAGE space for a WASHING MACHINE, a FULLY FITTED KITCHEN/DINING ROOM with SPACE FOR a DINING TABLE and CHAIRS, COSY SITTING ROOM with feature FIREPLACE, the FAMILY BATHROOM and CONSERVAOTRY which completes the ground floor. Upstairs comprises TWO SPACIOUS DOUBLE BEDROOMS and an OPEN LANDING. OUTSIDE the property offers a PRIVATE and ENCLOSED REAR garden with a mix of MATURE BORDERS and LAWNED AREAS.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Close to A11
- Semi-Detached Cottage
- Character Features
- Spacious Kitchen/Dining Room
- Cosy Sitting Room & Conservatory
- Two Double Bedrooms
- Enclosed Rear Garden
- On Road Parking

Besthorpe is the neighbouring village to the market town of Attleborough which has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford it is less than one mile from Wymondham College and prep schools, while access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links.

#### SETTING THE SCENE

Set back from the road and approached via low maintenance shingle frontage, low level timber fencing encloses the front boundary with a hard standing footpath leading to the gated side access.





## THE GRAND TOUR

Stepping inside, the hall entrance is finished with herringbone style wood effect flooring with stairs rising to the first floor landing and useful built-in storage cupboard below. Timber latch and brace doors lead to the main living space and kitchen along with the family bathroom and conservatory. Starting in the kitchen, a modernised range of wall and base level units can be found with rolled edge work surfaces and integrated cooking appliances including inset electric ceramic hob and built-in electric oven. Tiled effect flooring runs underfoot with space for a dining table, with a window facing to front and side. The sitting room leads off with a feature fireplace and two further windows to front offering a light and bright view, with fitted carpet underfoot and a pamment tiled half to the fireplace. The family bathroom is finished with a white three piece suite including a shower over the bath and built-in storage under the hand wash basin, with tiled splash backs and herringbone style wood effect flooring. A useful boot room leads from the hall entrance which could also offer a little small study space with steps rising to rear facing conservatory, complete with full height windows to side and rear, double glazed siding patio doors to rear and fitted carpet underfoot.

Heading upstairs, the carpeted landing includes a large built-in storage cupboard with doors leading to two double bedrooms - both finished with fitted carpet, radiator and uPVC double glazing. The main bedroom offers dual aspect windows and a built-in set of wardrobes.

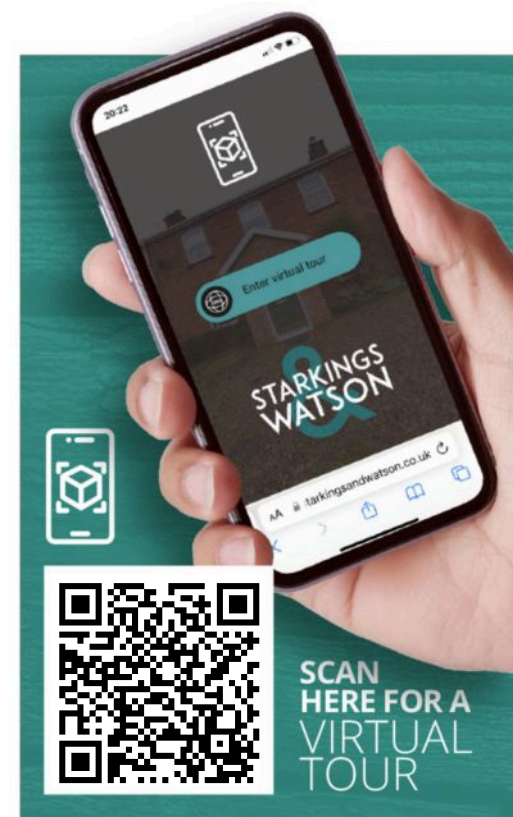
## FIND US

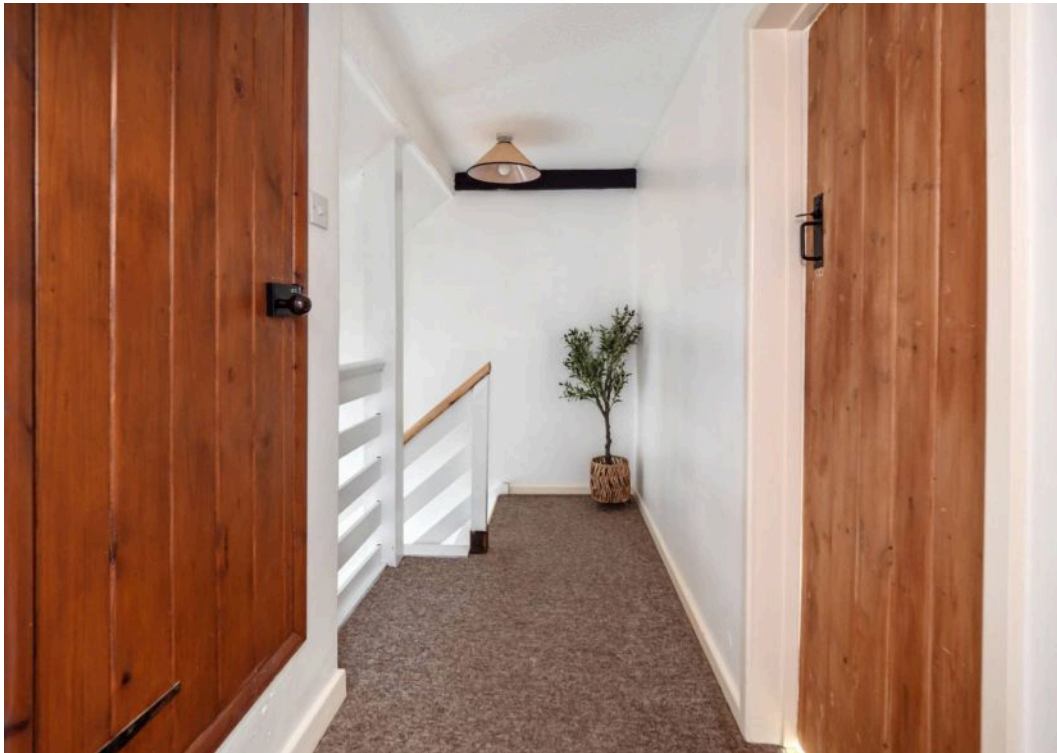
Postcode : NR17 2LB

What3Words : ///cashiers.ballpoint.appraised

## AGENTS NOTE

Located within the rear garden is a support wire to the nearby telegraph pole. The property uses a septic tank and the garden is bisected.





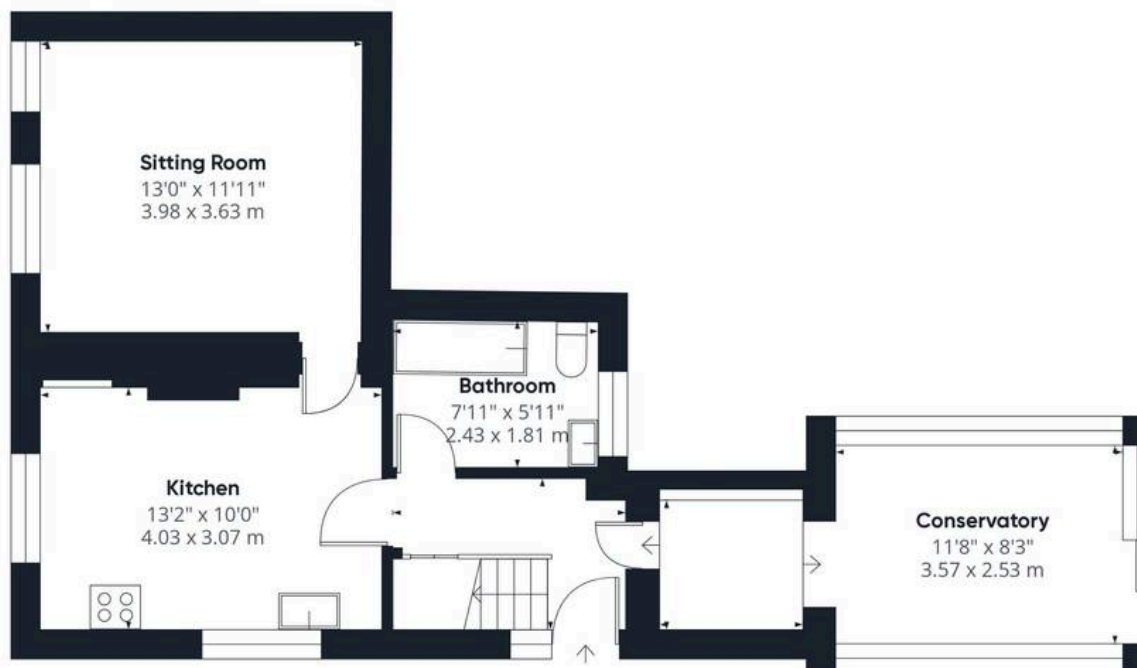




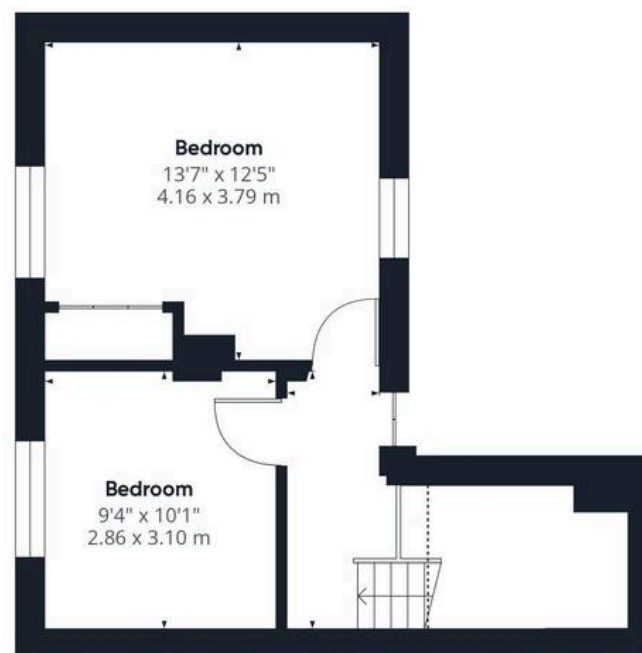
## THE GREAT OUTDOORS

Leading from the conservatory you will find an enclosed bisected rear garden, enclosed with timber panelled fencing and mature hedging with lawned and patio spaces, providing the ideal space to relax and entertain.





Ground Floor



Floor 1

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

837.54 ft<sup>2</sup>

77.81 m<sup>2</sup>

**Reduced headroom**

0.08 ft<sup>2</sup>

0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

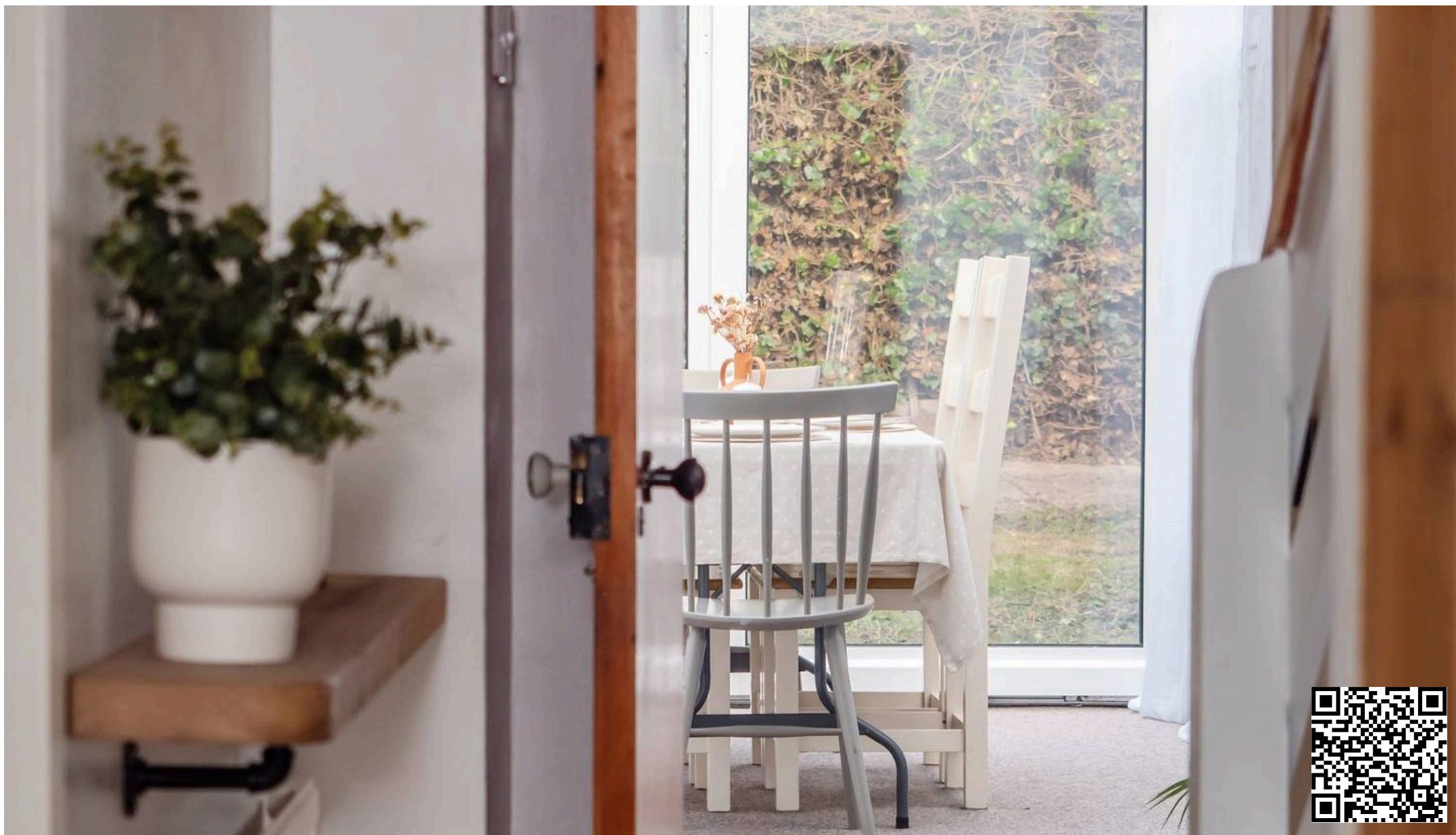
..... Below 5 ft/1.5 m

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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