



The Drift, Attleborough - NR17 2FB



The Drift

Attleborough

Situated just a few moments walk from the bustling high street of Attleborough town centre in a tucked away setting is this SEMI-DETACHED house offering allocated OFF ROAD PARKING and a PRIVATE courtyard garden. The main accommodation on the ground floor is all in an OPEN PLAN style comprising the sitting room and kitchen space where the kitchen boasts INTEGRATED COOKING APPLIANCES with a ground floor WC also and all uPVC double glazed windows. The first floor gives way to TWO BEDROOMS off one central landing alongside the three piece SHOWER ROOM.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Semi-Detached House
- Ideal Town Centre Location
- 18' Open Plan Kitchen/Sitting Room
- Kitchen With Integrated Cooking Appliances
- Two Bedrooms Off Landing
- Shower Room With Separate Ground Floor WC
- Courtyard Garden
- Allocated Off Road 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

Found in a tucked away location just off from the busy high street of Attleborough town centre where a flagstone frontage allows access to the property with courtyard garden space found just to the left. Allocated parking for the property can be found to the right towards the back of the home where signage designate the space.



THE GRAND TOUR

Once inside, the accommodation opens up in a free flowing design with neutral colours and dual facing aspect with uPVC double glazed windows enabling light to fill the space where initially carpeted flooring leaves more than enough room for a formal sitting room suite, handy built in storage cupboard underneath the stairs and two piece WC coming off the main living space complete with tiled flooring and frosted glass window to the side. Due to the open plan design, a potential choice in layout of soft furnishings can be had within this space. The flooring switches to a wooden effect where the kitchen then emerges with a mixture of wall and base mounted storage units with square edge work surfaces leaving more than enough space with plumbing for additional appliances such as a washing machine and dishwasher where an integrated oven and hob with extraction can also be found.

The first floor landing allows access to both of the bedrooms as well as the second internal storage cupboard with exposed wooden beams running overhead. The very end of the hallway currently gives room to the three piece shower room complete with a corner shower unit and frosted glass window to the outside whilst the larger of the bedroom sits just next door to this with a dual facing aspect and all carpeted flooring leaving more than enough room for a double bed with additional soft furnishings. The smaller of the bedroom sits more towards the top of the stairs. This room is currently used as a home office workspace however could accommodate a single bed or to potentially be used as a nursery or to remain as a home office if desired.

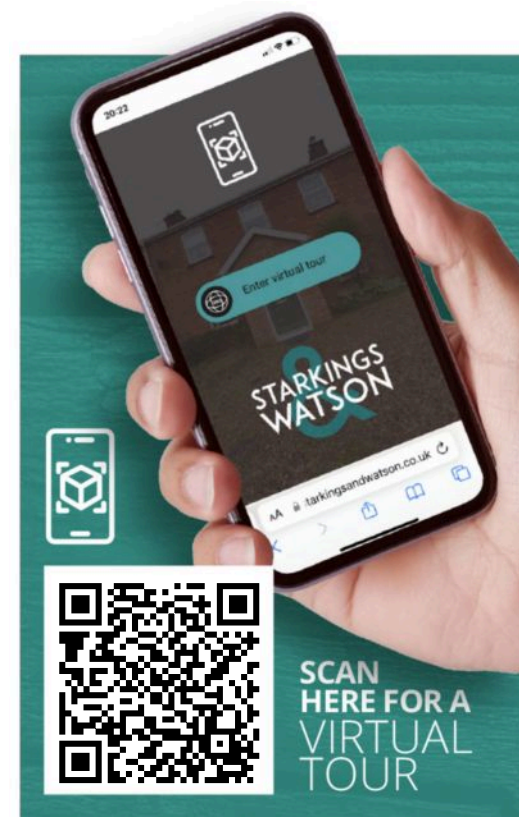
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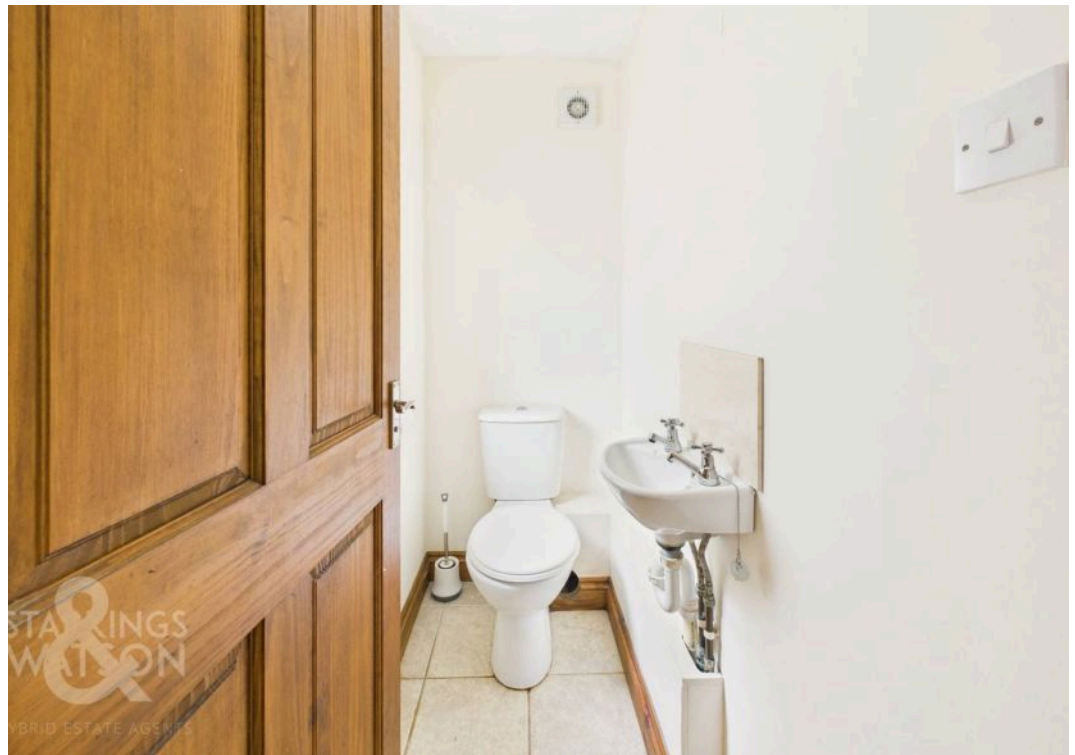
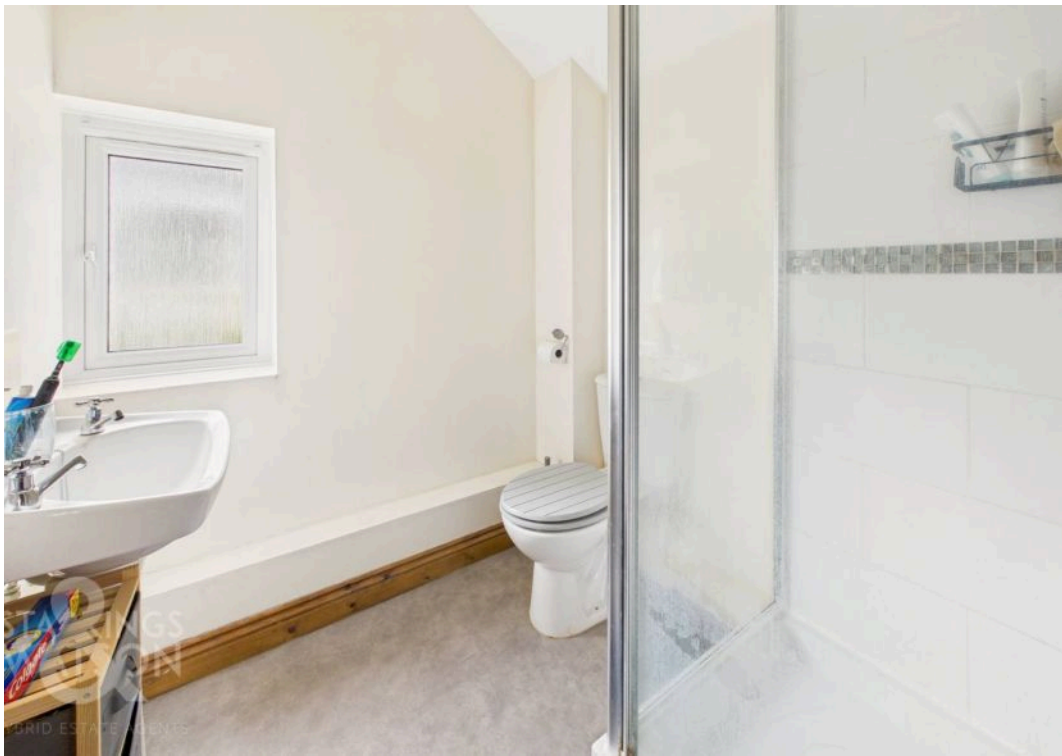
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VIRTUAL TOUR

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







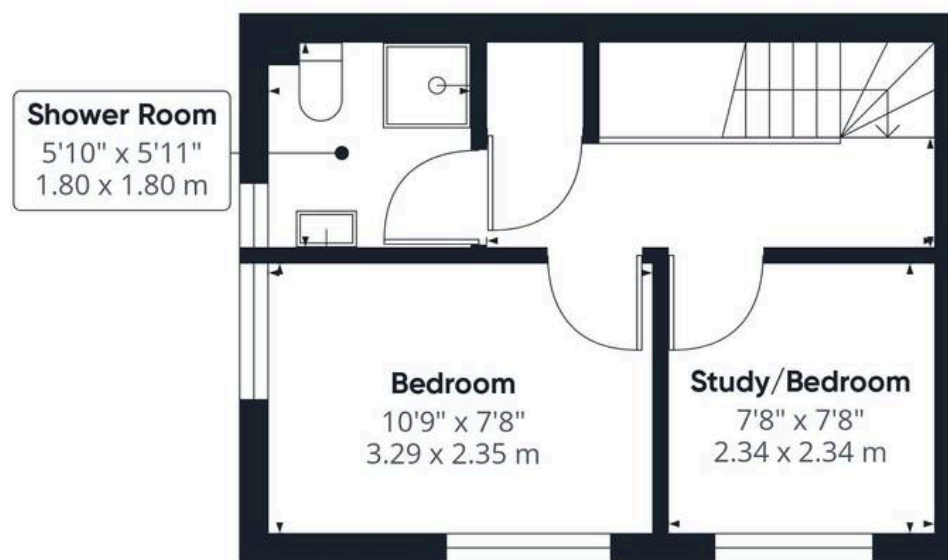
THE GREAT OUTDOORS

Externally the property offers a private courtyard setting just to the left of the home where flagstone patio allows for a garden furniture set with timber panel fencing enclosing the space with canopy above.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

480 ft²

44.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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