

West Croft London Road, Attleborough

£525,000 Freehold

Welcome to this truly exquisite property, a detached Edwardian residence with origins dating back to 1910. Situated on a generous half-acre plot (STMS), this remarkable home offers a plethora of possibilities for prospective buyers seeking a unique living experience merging history, comfort, and style. Don't miss the chance to make this beautiful residence your home.

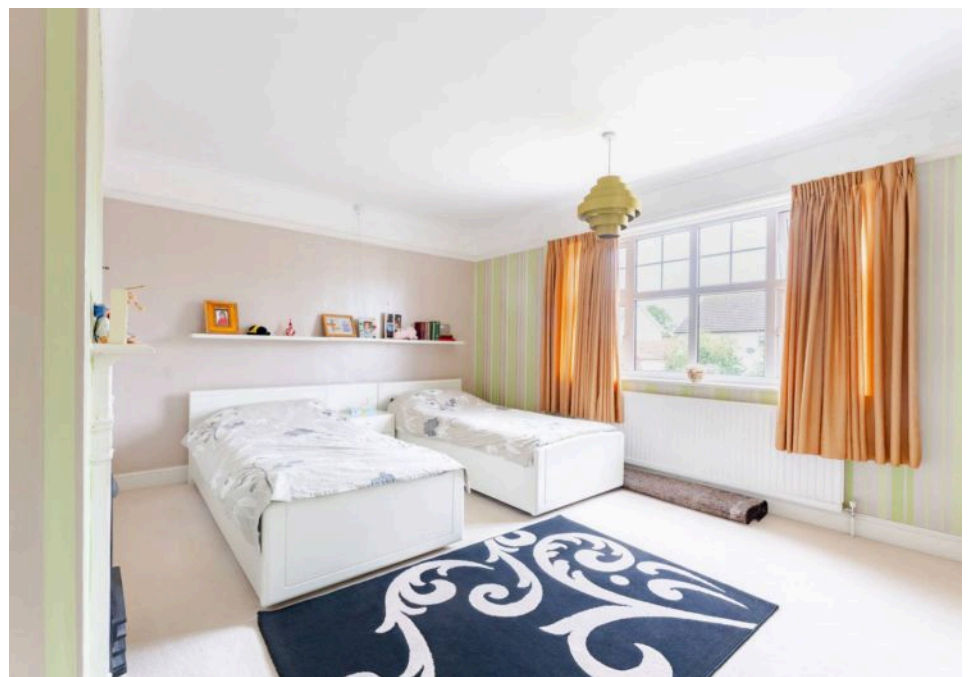
Location

Situated in Attleborough a charming market town with charm and a welcoming atmosphere. The town features a bustling market square with shops, boutiques and cafes, as well as a vibrant weekly market offering local goods. Alongside Attleborough Train Station is just a 3-minute walk away and supermarkets such as Sainsbury's adding to the convenience and charm of this town. Nearby Thetford Forest Park is ideal for nature lovers and the beautiful Norfolk countryside is perfect for exploring quaint villages and scenic views. With easy access to destinations like Norwich and the Norfolk Broads, Attleborough provides a gateway to experiences in a captivating setting.



London Road

Step inside where you are greeted by a welcoming entrance hall. You're immediately struck by the timeless elegance of this home, obtaining the characterful features that make this residence unique. Positioned at the front of the home are two reception rooms, accentuated by open fireplaces, creating a warm and inviting ambience for relaxing and unwinding.



At the heart of the home lies an Italian 'Pedini' kitchen/breakfast room, ensuring effortless interaction when hosting occasions and the busy family lifestyle. The kitchen is well-equipped with high-quality wall and base units, a large wine cooler and 'Amitico' flooring. Double doors open into the dining room, encouraging gatherings with loved ones. The ground floor is complemented by a functional utility room, shower room and wood store, providing convenient amenities for everyday living.

This property offers four well-proportioned bedrooms, each thoughtfully designed for comfort and functionality. Whether for family members, guests, or home office needs, the flexibility of the bedroom spaces ensures every need is met. The main bathroom comprises of a three-piece suite, accommodating all residents in the household.

Leading out the rear doors onto the patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture, to relax in the afternoon sunshine or host your summertime BBQs. The extensive laid-to lawn garden offers endless possibilities for outdoor activities and enjoyment, including gardening, outdoor dining and entertainment. For garden enthusiasts, the garden is enhanced by fruit trees and beautiful plants. Overall, it is fully enclosed so you can enjoy in seclusion. Overall, this garden is fully enclosed so you can enjoy it in seclusion. A driveway provides convenient off-road parking for multiple vehicles, while a double-length garage offers additional storage space.

Situated near all local amenities and natural surroundings, this property offers the perfect balance of convenience and tranquillity, ensuring that residents can easily access everyday necessities while enjoying the beauty of the surrounding area.

Agents Notes

We understand that this property will be sold freehold. We're waiting for the owners confirmation on utilities.

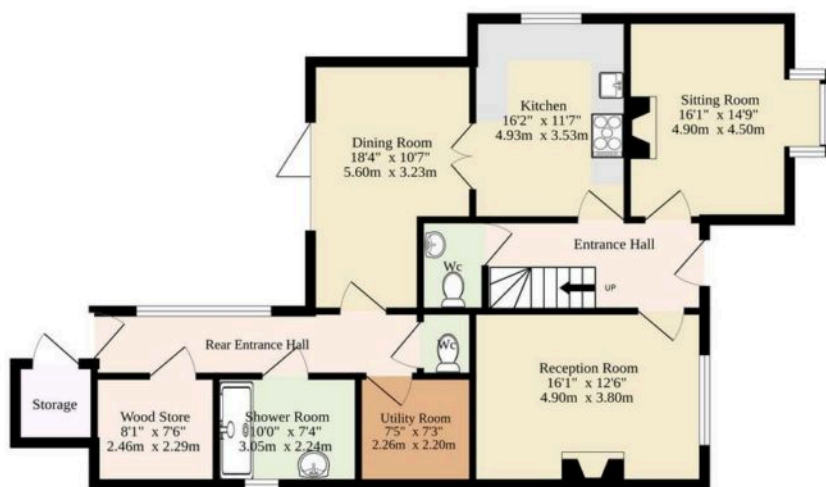
Council Tax band: E

Tenure: Freehold

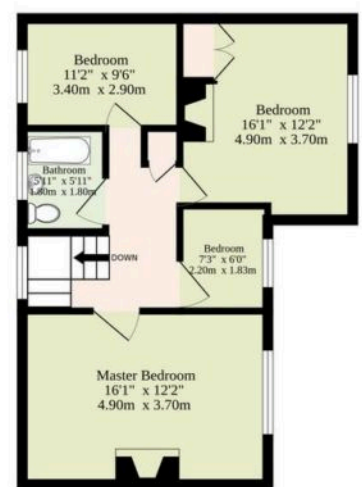
EPC Energy Efficiency Rating: E



Ground Floor
1269 sq.ft. (117.9 sq.m.) approx.



1st Floor
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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