



St. Andrews Close, Old Buckenham

LOCATION  
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# St. Andrews Close

Old Buckenham, Attleborough

Discover this charming two bedroom semi-detached bungalow in the sought-after village of Old Buckenham. Featuring a modern kitchen, driveway parking, wet room and a sun-soaked west-facing garden, it's the perfect cul-de-sac retreat. Don't miss this rare, chain-free opportunity! Council Tax band: A

Tenure: Freehold

- Pleasant cul-de-sac position
- Delightful west facing garden for summer sunset lovers
- Offered for sale on a 'chain free' basis
- Cosy lounge with wood burner for relaxed winter evenings
- Popular rural village setting of Old Buckenham
- Compact modern kitchen with pantry cupboard
- Shingled driveway parking off road
- Fitted wardrobe cupboards to both bedrooms
- Wet room with shower and soak away flooring
- Electric heating and double glazed windows





## St. Andrews Close

Old Buckenham, Attleborough

Welcome to this delightful bungalow located in the heart of this sought-after village in rural Norfolk. As you step through the door, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home.

The compact modern kitchen is well-equipped and offers a decent storage pantry and countertop space for the size of the home, perfect for all your culinary needs. Adjacent to the kitchen is a versatile room that can be modernised and used as a separate utility/laundry room, which would be an added convenience.

A cosy lounge is the heart of the bungalow, featuring a fitted woodburning stove that provides warmth and a homely atmosphere, making it the ideal spot to relax during the colder months.

The property includes a practical wetroom complete with a shower, soakaway floor, wash basin, and WC, ensuring all your essential needs are met. The hot water cylinder is in the cupboard to the left.

Both bedrooms come with fitted wardrobes, providing ample storage space and keeping the rooms neat and organised. The principal bedroom overlooks the rear garden and is a double, the second bedroom, smaller in size is to the front.

The property is electrically heated and double glazed.

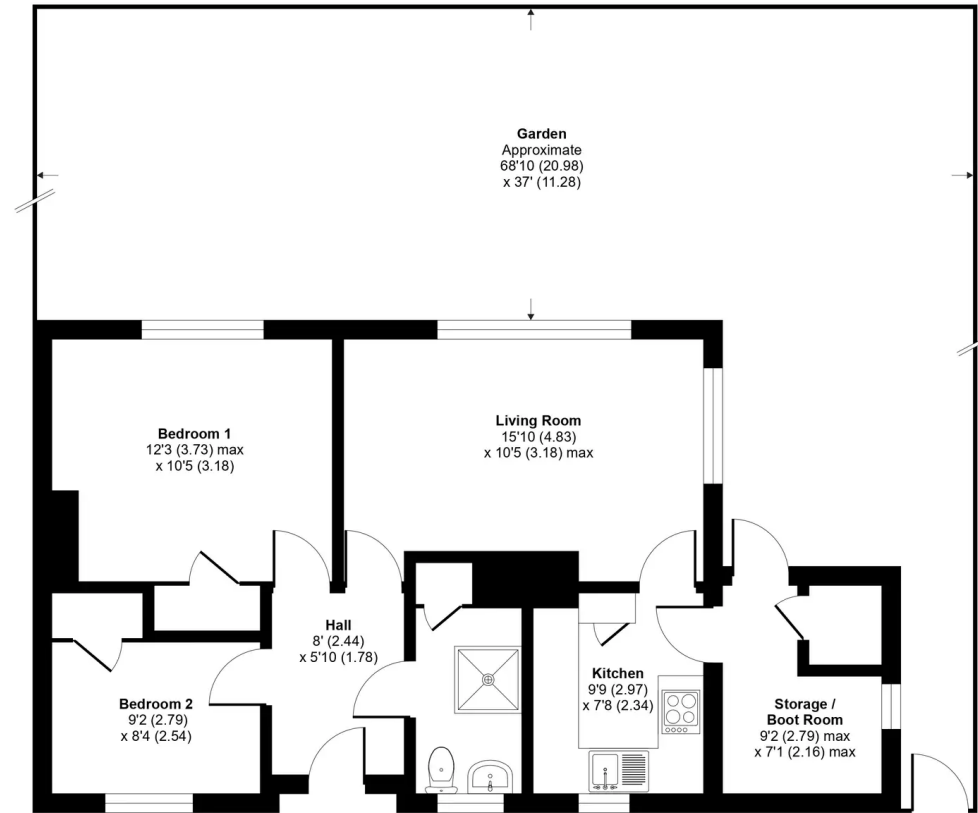
Don't miss the opportunity to make this charming bungalow your new home in the picturesque village of Old Buckenham.



# St. Andrews Close, NR17

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Location Location. REF: 1135234

### Front Garden

Externally, the bungalow offers driveway parking to the front, ensuring convenient and secure parking.

### Rear Garden

The generous rear garden is a highlight of this property, being west-facing, it captures the beautiful evening summer sunsets, making it an ideal space for outdoor entertaining or simply unwinding after a long day.

68' 10" x 37' 0" (20.98m x 11.28m)

### Driveway

2 Parking Spaces

**AGENTS NOTE:** *Our client(s) are in the process of applying for probate. No exchange of contracts can take place until this has been granted.*





Suite 2, The Limes, 32 Bridge St, Thetford IP24 3AG  
0184 281 8688

thetford@locationlocation.com  
www.locationlocation.com

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