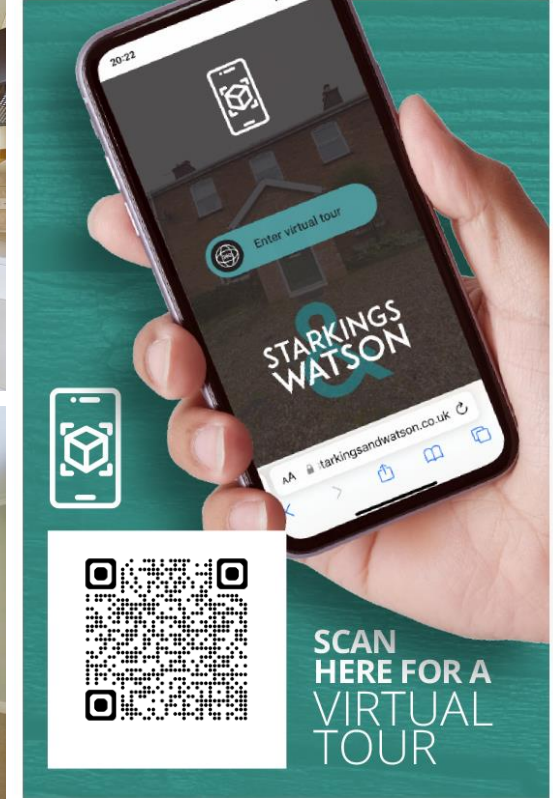


SURROGATE STREET Attleborough NR17 2AW

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- No Chain!
- Town Centre Location
- Generous Plot of 1.1 Acres (stms)
- Three Reception Rooms
- Four Double Bedrooms
- Kitchen & Utility Room
- Large Driveway with Garage

IN SUMMARY

A rare and unique opportunity to acquire this DETACHED FAMILY HOME in the heart of TOWN that extends to approximately 2100 SQFT (stms) internally as well as offering a VERY GENEROUS PLOT of 1.1 ACRES (stms). The house is offered with NO CHAIN and is ready for a new owner! You will find spacious and bright accommodation comprising of an entrance hallway, w/c, THREE IMPRESSIVE RECEPTION ROOMS, kitchen/breakfast room and utility space all on the ground floor. Heading upstairs there is a galleried landing with FOUR DOUBLE BEDROOMS, a w/c and a family bathroom. The house represents a fantastic opportunity to create a wonderful family home within IMPRESSIVE and PRIVATE GROUNDS in the heart of Attleborough. Externally the grounds are mature and wooded with plenty of DRIVEWAY PARKING as well as an attached garage.

SETTING THE SCENE

Approached via Surrogate Street in the centre of town there is a gated driveway leading to the main house with plenty of parking on the driveway. This in turn

leads to the single garage attached to the house. The main entrance door is found to the front of the house with a second entrance door adjacent to the garage.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small porch leading into a large and welcoming hallway with stairs to the first floor landing as well as w/c and understairs storage. The main reception is found to the right of the hallway with a triple aspect with two feature porthole windows to the side as well as the feature fireplace. Next you will find a second reception adjacent to the sitting room with doors leading out on to the rear garden. Adjacent there is a third reception room also overlooking the gardens with a fireplace. The kitchen/breakfast room is then found to the front of the house with a range of units and worktops over with plenty of space for white goods. This leads through into the useful utility room with a door to the rear garden and another door to the front. The utility houses space for further white goods as well as offering a separate sink, wall mounted boiler and internal door to the garage. Heading up to the first floor landing plenty of natural light can be found as well as access to the four double bedrooms. Three of the impressive bedrooms are found to the rear of the house with one to the front. There is also a separate w/c as well as a family bathroom with a bath and shower over.

THE GREAT OUTDOORS

The stunning gardens extend to approximately 1.1



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acres (stms) are very generous and private considering the position in the centre of town. The gardens are mainly laid to lawn with an array of mature trees and shrubs as well as hedging surrounding the plot. There is a paved patio to the rear of the house as well as a useful garden shed and rear access to the garage/utility. There is also a large woodland section of the garden that runs adjacent to the road again creating screening and privacy.

OUT & ABOUT

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.

FIND US

Postcode : NR17 2AW

What3Words : ///quoted.called.scoop

VIRTUAL TOUR

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

AGENTS NOTE

The property has previously suffered from subsidence stemming from failed drainage, which has been remedied. The property will likely be sold with restrictive covenants, interested parties should contact Starkings and Watson for further details.

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.

Price:



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GIRAFFE 360

Calculations are based on RICS IPMS 3C standard.

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

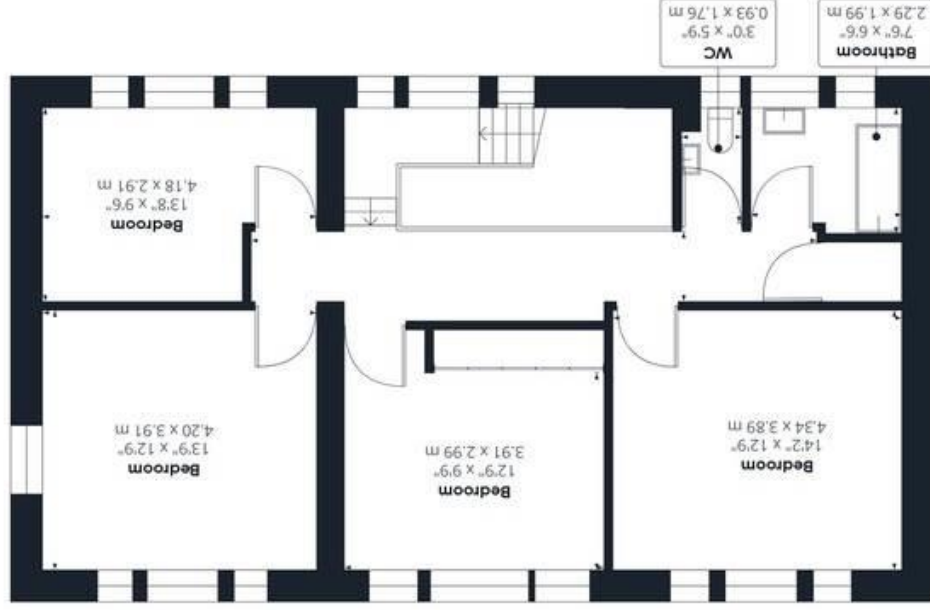
(1) Excluding balconies and terraces

Approximate total area^m

2114.68 ft²

196.46 m²

Floor 1



Ground Floor

