



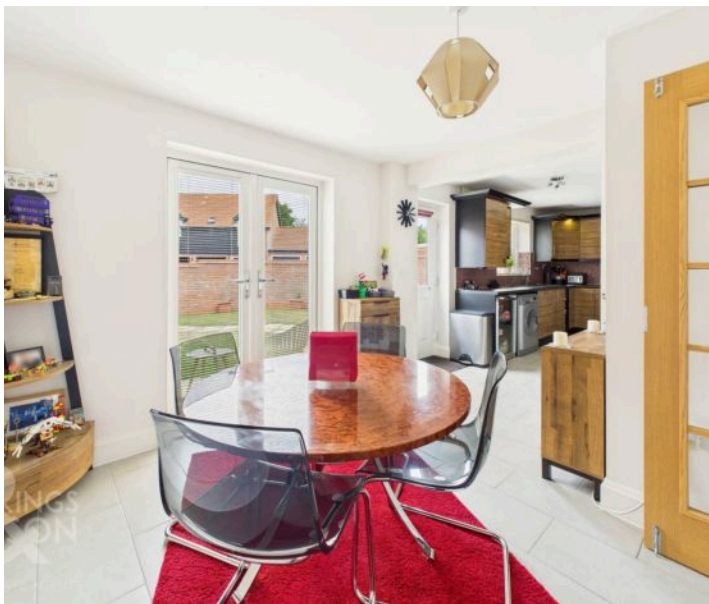
Honeysuckle Way, Attleborough - NR17 1QP



Honeysuckle Way

Attleborough

Built by NORFOLK HOMES, this HIGH SPECIFICATION HOME enjoys some 1112 Sq. ft (stms) of accommodation, overlooking a LARGE OPEN GREEN SPACE, with a DOUBLE GARAGE and PARKING for THREE CARS. With a WALLED GARDEN and well stocked frontage, this ATTRACTIVE FAMILY HOME offers a well kept NEUTRAL DECOR, with UNDER FLOOR HEATING downstairs, and FIBRE INTERNET available. Stepping inside, the welcoming entrance hall is flooded with NATURAL LIGHT, with an attractive WOODEN STAIR CASE with painted balustrades and BUILT-IN STORAGE. Doors lead to the 15' sitting room with views over the green space, and double doors into the 26' OPEN PLAN kitchen/dining room with SPACE for SOFT FURNISHINGS. The kitchen offers a CONTRASTING range of HIGH GLOSS units, with space for appliances and FRENCH DOORS to the rear garden. The cloakroom and study/family room complete the ground floor. Heading upstairs, FOUR DOUBLE BEDROOMS all with BUILT-IN WARDROBES lead off the landing, with an en suite and family bathroom.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House Built by Norfolk Homes
- Overlooking Green Space
- 26' Kitchen/Dining Room
- Three Reception Rooms
- Four Double Bedrooms
- Walled Garden
- Double Garage
- Allocated Parking for Three Cars

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

Overlooking open green space, the property is accessed via a private brick-weave roadway with mature planting to the front of the property, and access leading to the parking area and double garage to the rear.

THE GRAND TOUR

Once inside, the welcoming hall entrance is finished with tiled flooring underfoot with underfloor heating, while stairs rise to the first floor landing and a built-in storage cupboard can be found at the end of the hallway with an adjacent ground floor cloakroom - finished with a white two piece suite including tiled splash-backs and continued tile flooring. The formal sitting room sits the front of the property enjoying views over the open green space with a feature fireplace to one side, fitted carpet and underfloor heating. Glazed double doors open up to the kitchen/dining room which stretches across the width of the property, with ample space for a table and soft furnishings, whilst a door and a set of French doors open up to the rear garden. The kitchen itself offers a striking L-shaped arrangement of high gloss wall and base level units with tiled splash-backs and under cupboard lighting running around the work surface, with integrated cooking appliances including an inset gas hob and built-in electric double oven with an extractor fan above. Space is provided for a fridge freezer, washing machine and tumble dryer, whilst the dishwasher is integrated. A cupboard houses the wall mounted gas fired central heating boiler whilst a window overlooks the rear garden and a door takes you back into the hall entrance. Completing the ground floor is the useful study room which offers a versatile space once again enjoying green space for use to front, fitted carpet and underfloor heating.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard and loft access hatch with doors taking you to the four bedrooms. The main bedroom sits to the front with green space views, fitted carpet and a built-in wardrobe with sliding mirror doors. A private en-suite shower room leads off with a white three piece suite including walk-in shower cubicle with a thermostatically controlled shower, contrasting tile splashbacks, heated tower rail and velux window to front. The remaining three bedrooms all include fitted carpet and built-in wardrobes whilst being served by the family bathroom which includes useful storage under the hand wash basin, mixer, shower tap over the panel bath, tiled splash-backs and heated towel rail.

FIND US

Postcode : NR17 1QP

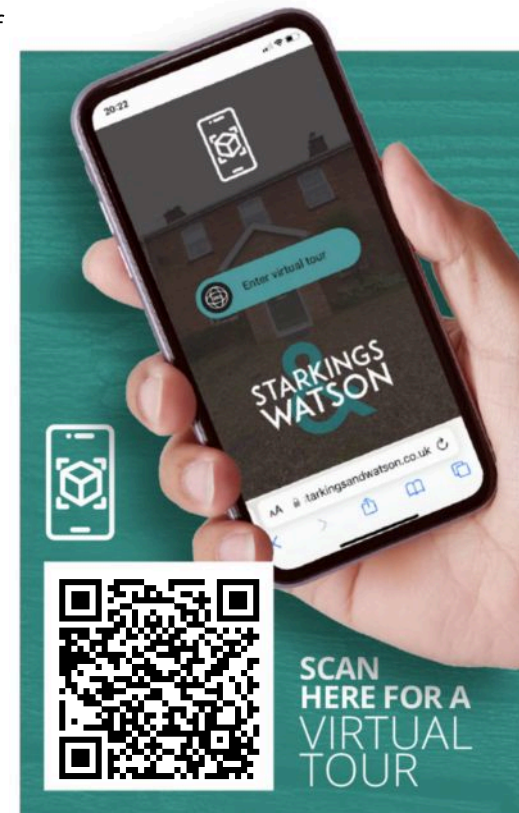
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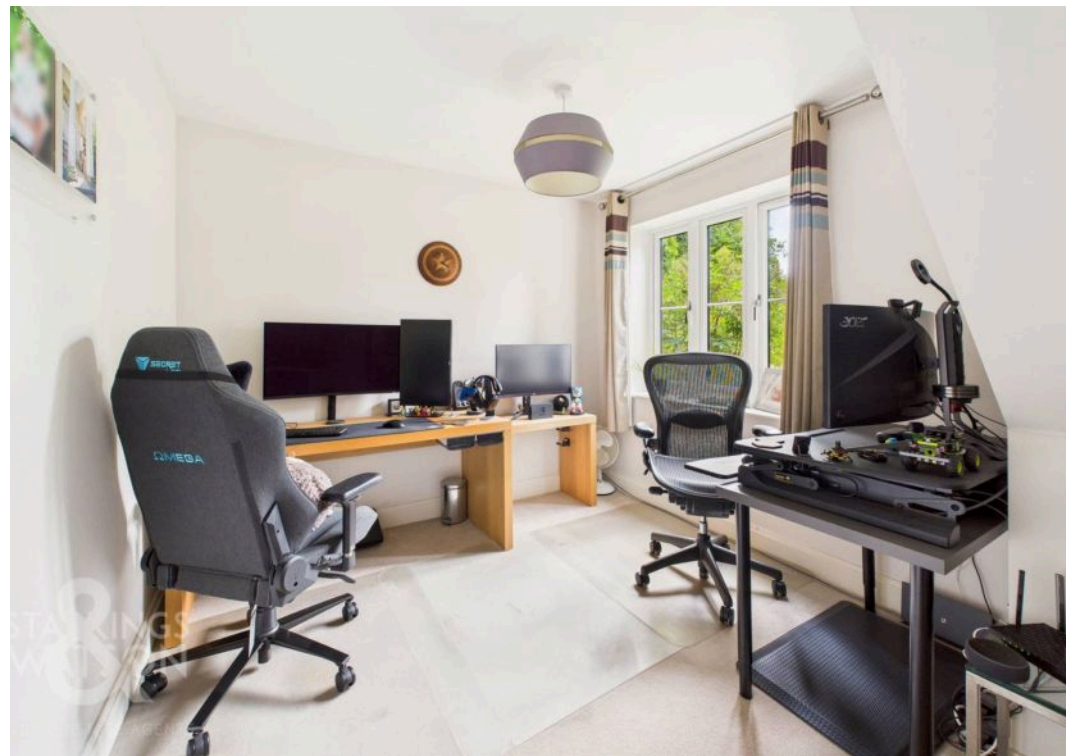
VIRTUAL TOUR

View our virtual tour for a full 360 degree of

AGENTS NOTES

The property is offered freehold, and the sale includes the double garage which is offered on the remainder of a 999 year lease, with no service charges payable. The vendor advises fibre broadband is available, and we recommend potential buyers confirm this with a telephone supplier before agreeing a purchase.



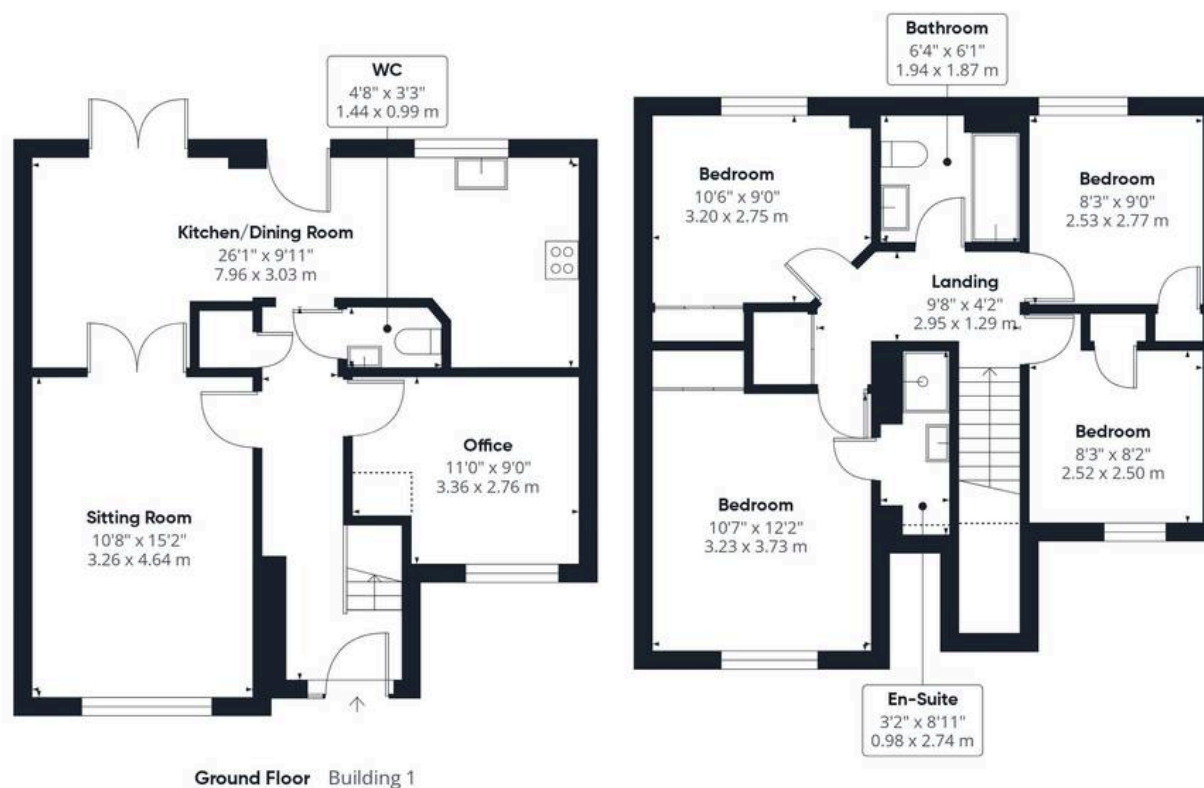




THE GREAT OUTDOORS

The rear garden is enclosed with a mixture of brick walling and timber panel fencing, whilst being laid to lawn and including a patio seating area which extends from the dining room French doors. A range of mature planting and shrubbery can be found to one side, with potential for potted plants or borders to be included, whilst a timber access gate leads to the parking area and a door to the double garage. The double garage is accessed via twin up over doors to the front with power and lighting installed. The property benefits from a double parking space to the rear gate, a double garage and parking in front of one of the garage doors, all included within the freehold of the property.





Approximate total area⁽¹⁾

1474 ft²

136.7 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.