



Peacock Way, Attleborough - NR17 1GN



Peacock Way

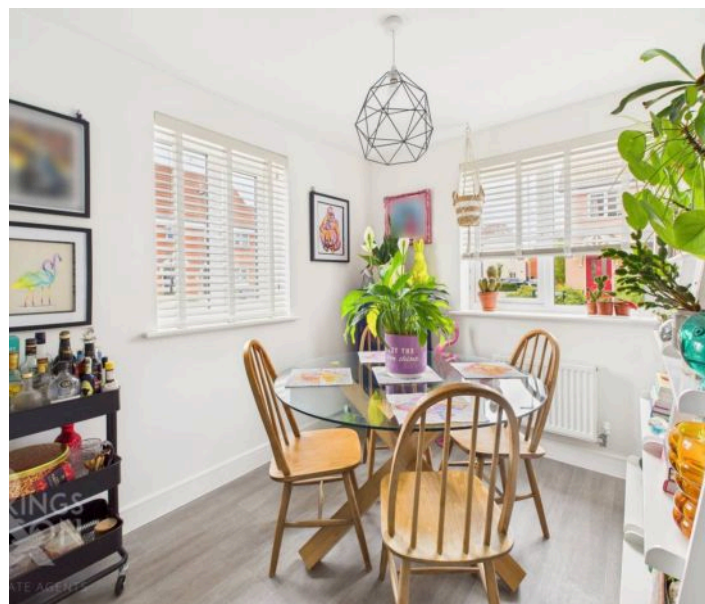
Attleborough

Occupying a CORNER PLOT this END-OF-TERRACE HOME is presented in flawless condition with the perfect mixture of natural light and inviting décor creating an inviting living space throughout. Both the SITTING ROOM and open KITCHEN/DINING ROOM share DUAL FACING ASPECTS allowing light to fill the rooms with the kitchen boasting many INTEGRATED APPLIANCES and French doors in the sitting room taking you in to the manicured rear garden. A total of THREE BEDROOMS come off the landing on the first floor, all of which having use of the FAMILY BATHROOM and ground floor WC with an EN-SUITE SHOWER ROOM to the main bedroom. Externally, the care and attention shown with the interior is matched in the form of a FULLY ENCLOSED and vibrant rear garden, lovingly landscaped by the current owners for an attractive setting all year round with OFF ROAD PARKING to the side of the home also.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



- End-Of-Terrace House
- Immaculate & Bright Living Space Throughout
- 5 Years NHBC Remaining
- 17' Open Kitchen/Dining Room With Integrated Appliances
- Dual Aspect Sitting Room With French Doors Into Garden
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Vibrant Landscaped Rear Garden & 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

The property stands proudly occupying a corner plot where a well maintained lawn frontage is bordered by low level shrubs with a flagstone walkway taking you towards the front door with a tiled and pitched awning above. Towards the left of the home is an allocated off road parking space backing onto the rear garden.



THE GRAND TOUR

Once inside, a central lobby is the first space to greet you immaculately decorated just like the rest of the home, this space grants access to all living accommodation on the ground floor as well as a handy under the stair storage space and two piece WC located immediately to your right with low level radiator turning to your left. The main living space comes in the form of a 17' dual aspect sitting room complete with all UPVC double glazed windows and carpeted flooring. Due to its conventional size and shape, the room is conducive to a potential choice of layouts of soft furnishings with double glazed French doors taking you onto the manicured rear garden. The adjacent side of the home features another dual aspect living space in the form of the open kitchen/dining room where the wooden effect flooring initially opens up to leave space for a formal dining or breakfast table sat in front of two uPVC double glazed windows whilst the kitchen emerges to the left with a wide array of wall and base mounted storage units and an upgraded kitchen featuring many integrated appliances such as a fridge, freezer, oven, washing machine, dishwasher and hob with extraction above.

The first floor landing splits in both directions to allow access into all three of the bedrooms within the property as well as the three piece first family bathroom suite with upgraded tiling and glass screen with shower head mounted over the bath plus heated towel rail. The larger of the bedrooms sits towards the right of the home. Again another room with a dual facing aspect, this large open bedroom is laid with all carpeted flooring leaving more than enough room for a double bed with additional soft furnishings whilst the added benefits of an en-suite shower room features a larger than average shower and low level radiator.

The adjacent side of the home features two further bedrooms, the larger again occupying a dual facing aspect allowing natural light to fill the room and accentuate the immaculate décor leaving more than enough room for a double bed whilst the the smaller of the bedrooms currently functions as a home office however could easily accommodate a single bed with further soft furnishings or to potentially be used as a nursery if needed.

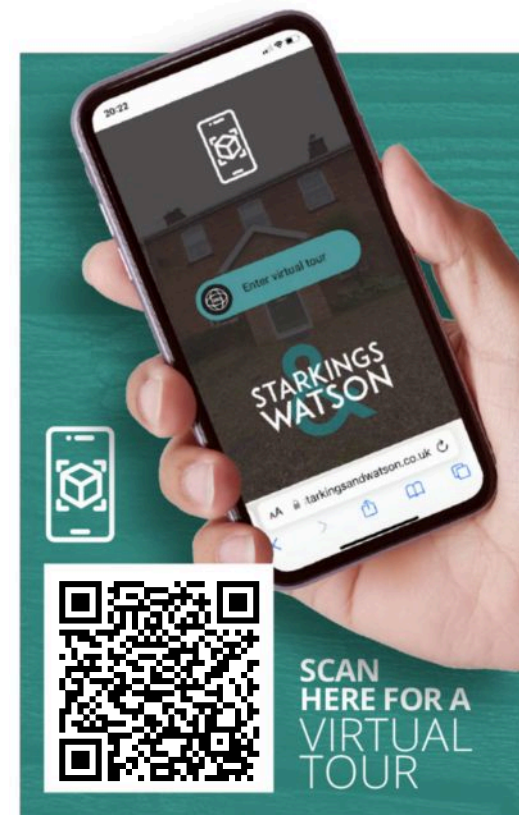
FIND US

Postcode : NR17 1GN

What3Words : //clean.profitd.chuck

VIRTUAL TOUR

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







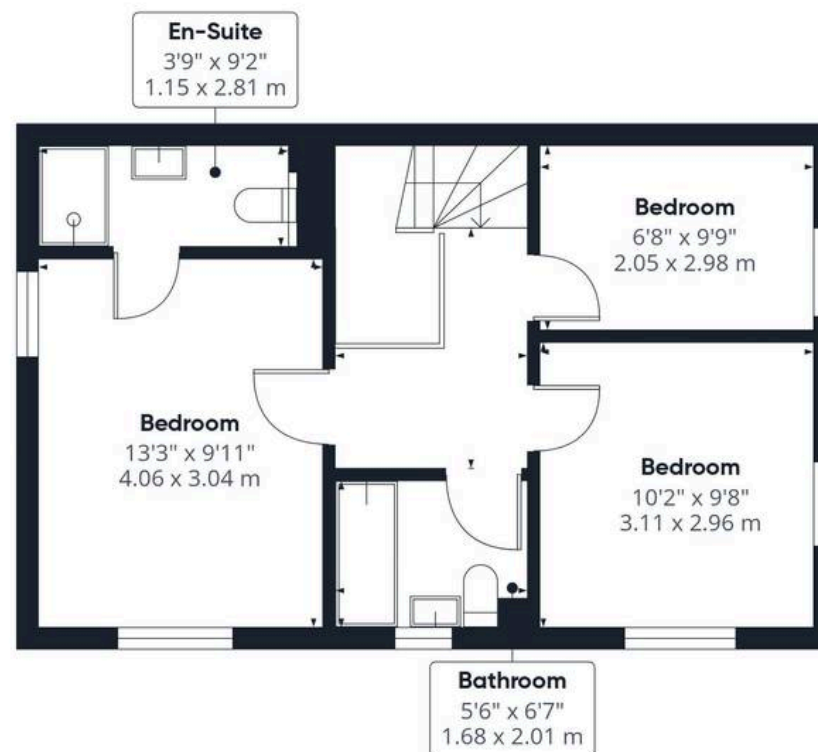
THE GREAT OUTDOORS

The rear garden has been lovingly landscaped by the current owners to create a vibrant and welcoming setting. Fully enclosed with a mixture of timber panel fencing and tall brick wall, the space immediately offers a raised wooden deck seating area perfect for sitting and enjoying the summer sunshine whilst the rest is laid with shingle with vibrant and mature colorful planting borders creating a welcoming atmosphere all year round with swinging timber gates at the very rear taking you directly towards the off road parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
874 ft²
81.3 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



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.