



Linnet Drive, Attleborough - NR17 2FY



Linnet Drive

Attleborough

Boasting many UPGRADED FEATURES this LINK-DETACHED HOUSE is presented in flawless condition offering modern and inviting living spaces both internally and externally. Due to its configuration the property offers an impressive floor space spanning over 1200 Sq. Ft (stms) with an air source heat pump heating system giving UNDERFLOOR HEATING to the ground floor and radiators to the first meaning choice in layout of soft furnishings can be easily made in both the 15' DUAL ASPECT SITTING ROOM and 17' OPEN PLAN KITCHEN and DINING ROOM. The kitchen has seen various upgraded features from the INTEGRATED APPLIANCES, additional storage cupboards and KITCHEN ISLAND seating area with French doors into the garden. The first floor gives way to FOUR BEDROOMS all of which having use of the FOUR PIECE FAMILY BATHROOM, en-suite shower room to the main and WC on the ground floor.



Externally, the property offers ample OFF ROAD PARKING with a DRIVEWAY leading underneath a CARPORT towards the SINGLE GARAGE with EV charging point whilst a manicured and LANDSCAPED REAR GARDEN gives PRIVACY due to its position on this popular development.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Link-Detached House With 8 Years NHBC Remaining
- Multiple Upgraded Features Throughout The Home
- Over 1200 Sq. Ft Of Internal Accommodation (stms)
- Vastly Improved Kitchen With Integrated Appliances & Island Breakfast Bar
- Four Bedrooms
- Four Piece Family Bathroom, En-Suite & WC
- Manicured Rear Garden
- Driveway With Carport Leading To Garage & EV Charging



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 5 miles away with the Cathedral City of Norwich approximately 12 miles away.

SETTING THE SCENE

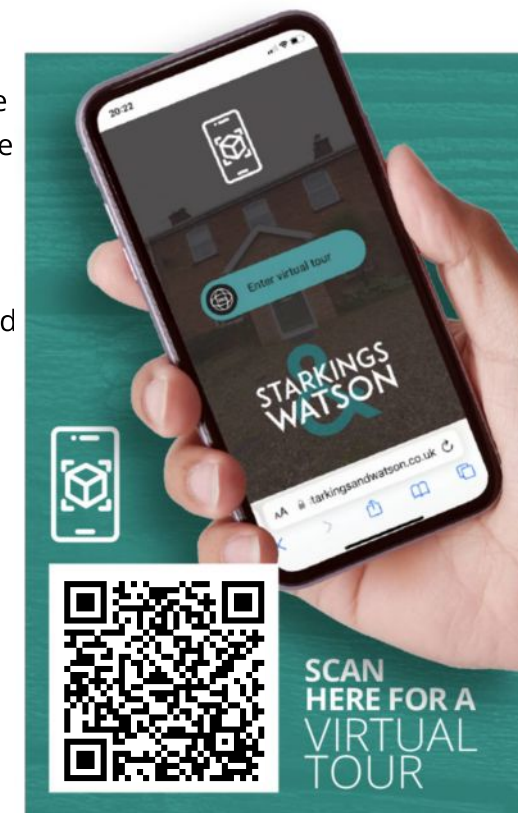
The property can be found set back from the street, where a shared drive leads to the private parking in the form of a tandem brick weave driveway underneath the carport sitting in front of the single garage with EV charging point and a manicured frontage laid with woodchip bark bedding and multiple colourful plants and shrubs.

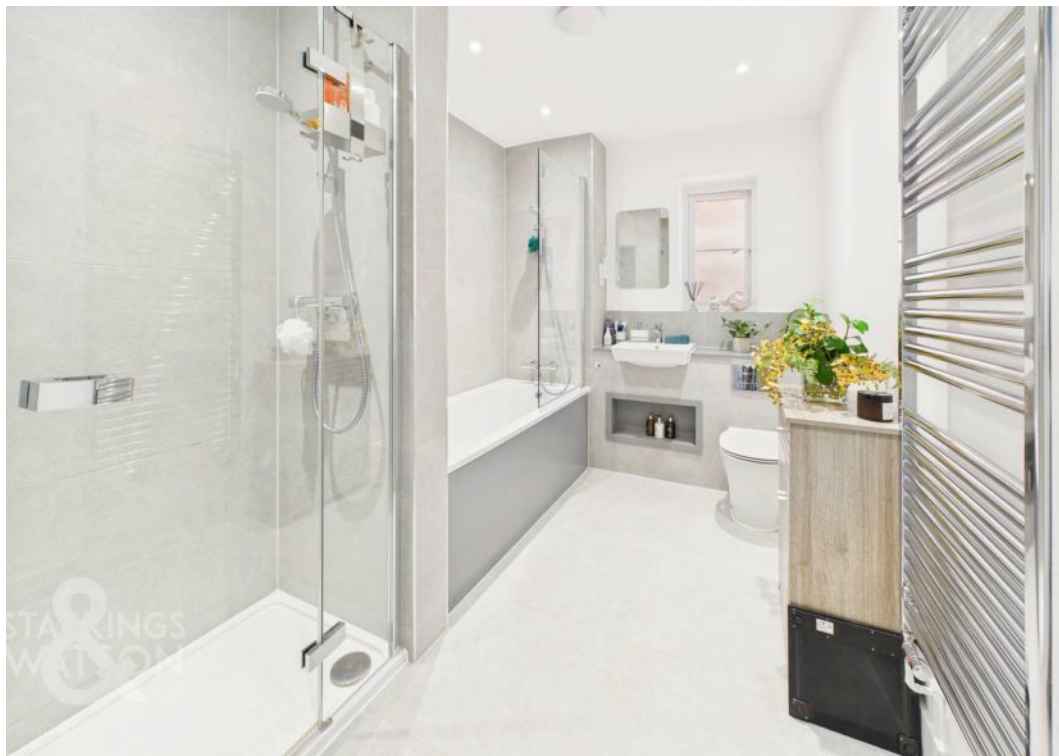
THE GRAND TOUR

Once inside, an immaculate and neutral décor is the first thing to greet you laid with wood effect flooring, the central hallway grants access to all living accommodation on the ground floor as well as two handy storage cupboards and fully redecorated two piece WC complete with vanity storage. The sitting room is the first living space you will encounter to your right hand side. Occupying a dual facing aspect, this room is more than large enough to accommodate a large formal sitting room suite and courtesy of the underfloor heating system on the ground floor, a potential choice of layouts can easily be had within this room. The very rear of the property is a fantastic and widely upgraded kitchen and dining room. The flooring initially opens up to the space for a formal dining suite sat in front of uPVC double glazed French doors and windows backing onto the rear garden patio allowing natural light to fill the room.

The current owners have upgraded the kitchen heavily to include further wall mounted storage and breakfast bar seating in the form of a kitchen island as well as many integrated appliances to include an oven and induction hob with extraction above dishwasher, fridge, freezer, washer/dryer and microwave.

The first floor landing splits in multiple directions to allow access into all four of the bedrooms within the property as well as a further built in storage cupboard and the four piece modern family bathroom suite with tall wall mounted heated towel rail and further vanity storage. The main bedroom sits towards the rear of the home laid with carpeted flooring, this dual aspect room benefits from built in wardrobes with large enough floor space to accommodate a superking bed and further soft furnishings plus an en-suite shower room finished in immaculate and modern manner featuring a wall mounted towel rail and vanity storage. The smaller of the bedrooms can also be found towards the rear of the home. Currently functioning as a home office space, this room could easily accommodate a nursery or single bed and potentially even a smaller double with further soft furnishings. Two further double bedrooms sit towards the front of the home both have been fitted with wooden shutter blinds and both could easily accommodate king size beds with large open landing towards the front of the property to be used in many potential ways.







THE GREAT OUTDOORS

The rear garden has been immaculately landscaped to create a private and welcoming setting. Due to its position on the development, privacy remains key in every corner where an extended patio area creates the ideal space to sit and enjoy the summer sunshine with friends and family, whilst an extended pathway takes you towards the personal door for the garage plus further storage and patio space nestled behind. Timber panel fencing fully encloses the garden, whilst an immaculately maintained lawned garden reaches out from this with colourful planting borders to the corner, adding vibrancy to the outside space.

FIND US

Postcode : NR17 2FY

What3Words : ///bills.quoted.bigger

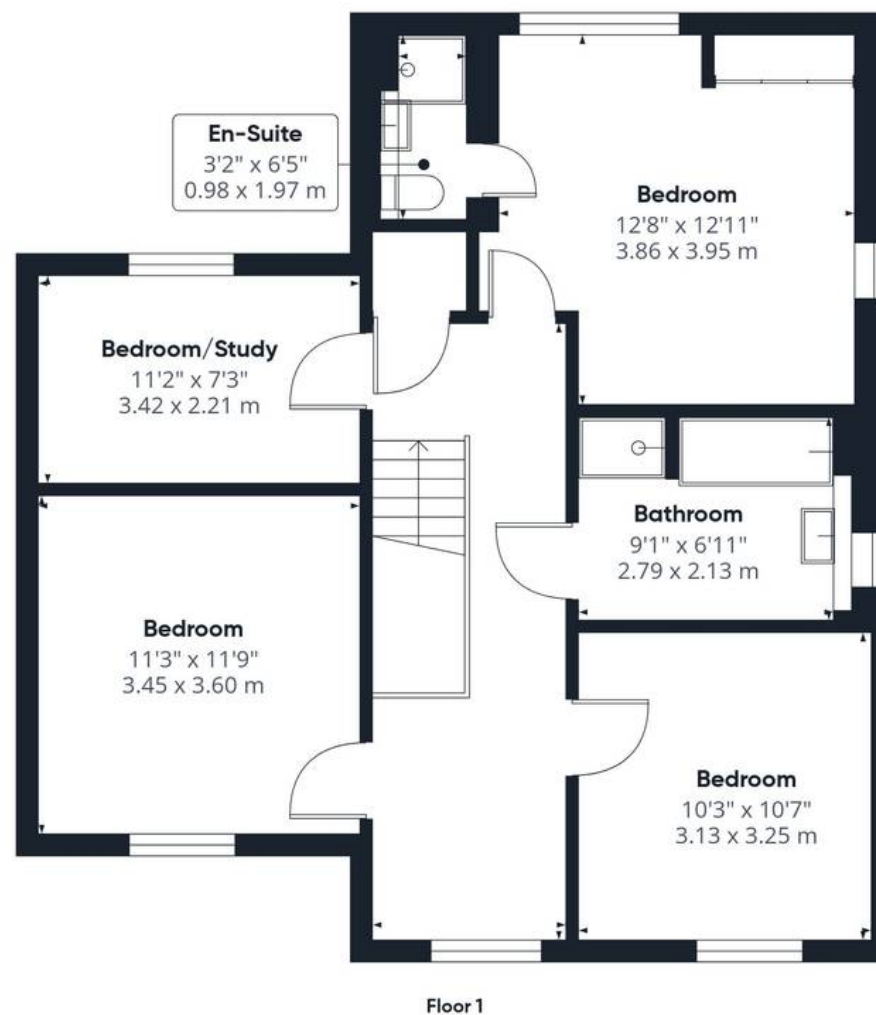
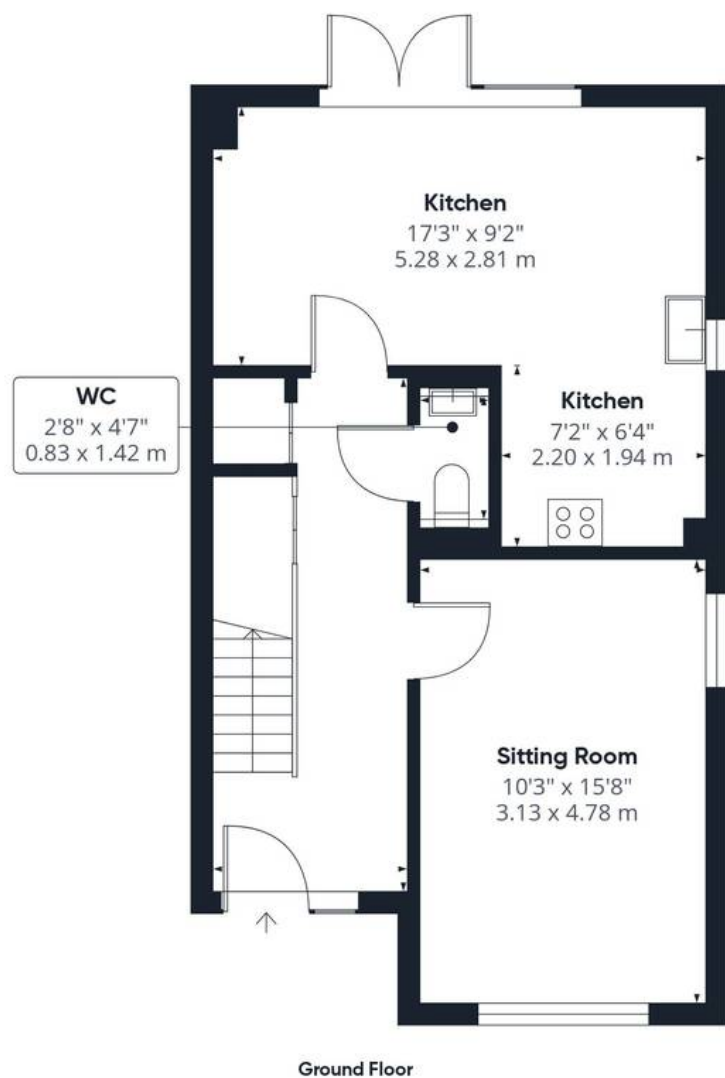
VIRTUAL TOUR

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

AGENTS NOTE

Whilst work is still ongoing to the further sections of the development there is a yearly maintenance charge currently in place amounting to approximately £422 Per Annum.





Approximate total area⁽¹⁾
1208 ft²
112.1 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.