





# Brimstone Close, Attleborough, NR17 1GJ

£260,000 - £270,000

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This delightful three bedroom house is located on the popular Grosvenor Park development and within close proximity to the town centre, primary school and amenities. Attleborough is a thriving market town located between Norwich and Thetford in the district of Breckland. The town has a fantastic variety of shops and supermarkets, a primary and secondary school, a sports hall, doctors' and dentist surgery opticians, bank and building society, restaurants and take away's. There is also a weekly market held on Thursdays. The town also benefits from excellent road links being close to the A11 and having a train station on the main line between Norwich and Cambridge.

Built in 2019 and benefiting from the remainder of its NHBC 10 year warranty, this end of terrace house is of traditional construction with gas fired central heating and Upvc double glazing throughout. The accommodation is well laid out with a large kitchen diner, sitting room and cloakroom to the ground floor whilst upstairs offers three bedrooms, ensuite to bedroom one and family bathroom.

Externally the property is set back from the road boasting a corner plot position with lawned front gardens and tandem parking to the side. There is a gate giving access to the rear garden which is fully enclosed by fencing and landscaped with areas of lawn, patio and decking.

**Agents note:**

There is a service charge contributing towards the maintenance and upkeep of the communal areas. Please ask the agent for further information.

**Services:**

Drainage: Mains

Heating: Gas fired central heating

Tenure: Freehold

Council tax band: B

EPC rating B





- Guide Price £260,000 - £270,000
- Large kitchen diner
- Built in 2019
- Off road parking
- Three bedrooms
- Remainder of 10 year NHBC warranty
- Sought after development
- Landscaped rear garden
- EPC rating B, Council Tax Band B
- Gas central heating

