

7 Bowling Green  
Close  
Attleborough  
NR17 2SA



# 7 Bowling Green Close

## Guide Price £525,000

### The conveniently located 4/5 bed family home...

7 Bowling Green Close, Attleborough, is situated in the heart of Attleborough town centre, quietly nestled within a private driveway shared by just nine properties. The current owners purchased the property off-plan, securing the largest plot in the close.

Approaching the property, you are greeted by a sprawling lawn leading to the front door. Upon entry, the space and natural light create an inviting atmosphere. The cosy front lounge, with its triple aspects and a feature fireplace with a gas fire, leads to the spacious dining room through French doors, with patio doors out to the rear garden, perfect for hosting guests. The kitchen at the rear features oak-effect units, granite worktops, and integrated appliances, with an archway leading into the rear lobby/utility area with space and plumbing for the washing machine and additional cupboard space, along with a door leading out to the rear. Additionally, there's a study/bedroom 5 and a guest WC on the ground floor.

Upstairs, a spacious landing connects to the bedrooms. The master bedroom includes a built-in wardrobe and a modern en suite shower room. Three more bedrooms, two of which also have built-in wardrobes, are accompanied by a generous four-piece family bathroom with a roll-top bath.

Outside, the property boasts an extensive brick weave driveway with space for six cars and a double garage with power and light, EV charging point. The rear garden is spacious, featuring a patio, lawn, and various shrubs and trees. Furthermore, a heated outdoor swimming pool adds to the appeal, making it an ideal space for family enjoyment in the summer.

Overall, this property offers ample family living space and represents a wonderful opportunity for those seeking a unique family home in a convenient and central location.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority  
Breckland

Council Tax Band E

EPC Rating D



Contact

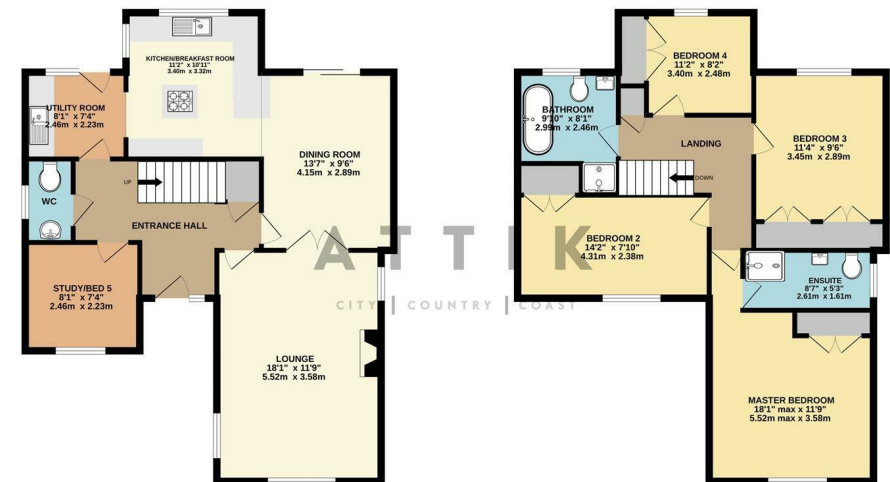
01603 964777

enquiries@attikccc.co.uk

www.attikccc.co.uk

GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR  
762 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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