

23 Teasel Road  
Attleborough  
NR17 1XX



**ATTIK**  
CITY | COUNTRY | COAST

# 23 Teasel Road

## O.I.R.O £350,000

### The well presented 4-bedroom detached home...

Attik are excited to present Teasel Road, a beautifully presented four-bedroom detached home nestled in a quiet and sought-after area of Attleborough. This splendid property is ideal for families and investors alike, offering an excellent balance of tranquillity and accessibility, with the A11 just a stone's throw away—providing fantastic transport links without the burden of road noise. As you approach the property, you will be greeted by a brick weave driveway, accommodating up to three vehicles, along with an integrated garage that provides ample storage space.

Entering through the front door, you are welcomed into a bright entrance hallway. To the left, a convenient downstairs cloakroom and, on the right, a spacious living room adorned with a bay window that allows natural light to flood the space. This inviting room also features a gas fireplace. The living room seamlessly transitions through French doors into the generous dining area, which is naturally bright and ideal for family gatherings. From here, sliding doors lead to a conservatory, offering a perfect sun retreat with direct access to the garden.

The modern kitchen, fitted approximately eight years ago, boasts solid wood cupboards and elegant quartz worktops, making it both functional and stylish. Equipped with high-end appliances, including a double oven and five-ring gas hob. Adjacent to the kitchen is a delightful breakfast room, providing space for casual dining and a sliding door that opens to the garden. A well-appointed utility area extends from the kitchen, featuring additional prep space and storage, and includes access to the garage—creating a practical layout for everyday living.

Venturing upstairs, the first floor comprises four generously sized bedrooms. The master bedroom features built-in wardrobes and an en-suite bathroom. The other bedrooms are equally spacious and adaptable—currently including a dedicated home office. The family bathroom echoes the high standards set throughout the house, with modern fixtures, a fully tiled finish and a luxurious jacuzzi bath.

Stepping outside, you'll discover a stunning south-facing rear garden, perfect for entertaining or relaxing in the sun. The outdoor space features a combination of shingle, block paving and lawned areas, along with well-designed allotment patches, all contributing to the garden's charm and privacy.

Overall, Teasel Road is a fantastic family home, perfectly situated in a desirable location while providing generous living space both inside and out. Don't miss the opportunity to make this wonderful property your own.

### Agents Note:

A pre-recorded walkaround tour is available for this property.

Council Tax Band D

Local Authority  
Breckland

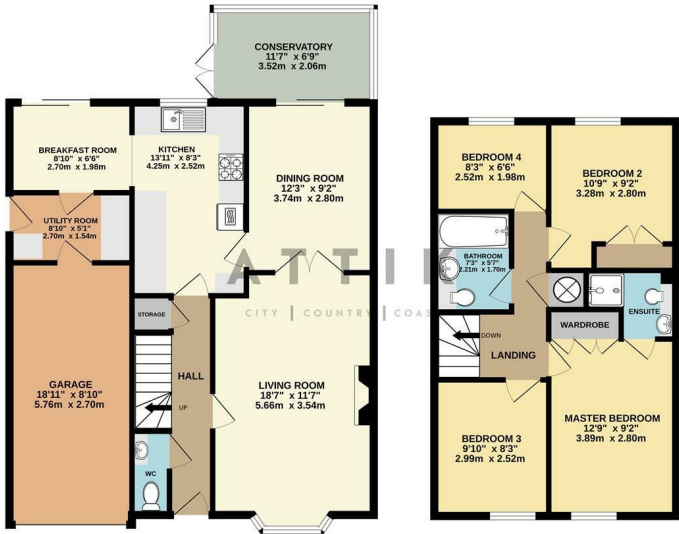
Council Tax Band D

EPC Rating C



GROUND FLOOR  
868 sq. ft. (80.6 sq.m.) approx.

1ST FLOOR  
496 sq. ft. (46.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not guaranteed as to their operability or efficiency can be given.  
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