

11 Forge Close
Old Buckenham
NR17 1RX



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Offers In Excess Of £225,000

The newly decorated two-bed end terrace hom...

Welcome to Forge Close, a two-bedroom end terrace property nestled in the picturesque village of Old Buckenham. This delightful home offers a blend of modern comfort and inviting surroundings, making it an ideal choice for families, first-time buyers or investors. As you approach the property, you'll notice the parking area for residents. Located just a short stroll from local amenities, including the village shop and post office, excellent primary and secondary schools, transport links and Old Buckenham Green, the location combines tranquillity with accessibility.

Upon entering through the welcoming porch, you will notice property has been freshly painted and features new carpets throughout, providing a clean and bright atmosphere. The spacious living area boasts a large window that floods the room with natural light, complemented by the staircase leading to the first floor and useful under-stairs storage.

Moving through the living area, you'll find the kitchen, which offers ample space for a dining table. The kitchen is equipped with stylish grey units and a sleek black worktop, alongside designated areas for an oven, washing machine and fridge freezer. The boiler is neatly tucked away in the corner, and a window overlooks the rear garden, enhancing the airy feel of the space. Additionally, a door leads directly to the garden, perfect for al fresco dining.

Venturing upstairs, the main bedroom is a spacious double, featuring a large window with views of the serene back garden and handy storage cupboard. The second bedroom, located at the front of the property, is a double room featuring a window that provides a lovely view of the street, along with another convenient storage cupboard. The main bathroom, situated between the two bedrooms, is well-appointed with a bath and shower unit above, sink, toilet and a heated towel rail.

Stepping outside, the rear garden presents a delightful outdoor space, complete with decking area perfect for relaxation or entertaining guests and a raised area for planting. The garden is fully equipped with a shed for storage and an oil tank discreetly positioned, along with side access that leads back to the front of the property. Forge Close is a lovely home waiting for its new owners.

Agents Notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A

Local Authority
Breckland

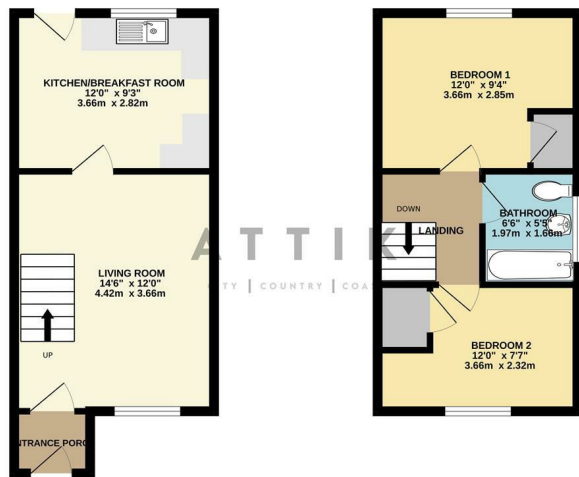
Council Tax Band A

EPC Rating D



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, wallspace, windows and other details are approximate and are not intended to be used for any legal or prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee is given as to the accuracy or efficiency of the plans.
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