



**St. Edmunds Gate, Attleborough NR17 2DL**

**welcome to**

**St. Edmunds Gate, Attleborough**

Here at William H Brown we are delighted to be marketing this generous three-bedroom detached bungalow occupying a generous plot and within easy reach of Attleborough town centre.



### **Porch**

Door to front aspect and is laid to carpet.

### **Entrance Hall**

There is 2 loft access hatches, double glazed door to the porch, 2 x cupboards and is laid to carpet.

### **Lounge**

16' 5" x 10' 5" ( 5.00m x 3.17m )

With Dual aspect double glazed windows to side and front, making this a lovely bright room, French doors to dining room, fire place and is laid to carpet.

### **Kitchen/diner**

17' 5" x 9' 1" ( 5.31m x 2.77m )

With triple aspect double glazed windows to front and side, double glazed door to side with access to front and rear garden, there is a selection of wall mounted and base level storage units with work surfaces above, electric oven ,hob and extractor fan, built in fridge, space for slim line dishwasher, water and a filter tap.

### **Utility Room**

5' 3" x 2' 8" ( 1.60m x 0.81m )

With stainless steel sink with drainer and mixer tap, double glazed window to side and space and plumbing for washing machine.

### **Bedroom1/summer/ Guest Suite**

11' 7" x 11' 11" ( 3.53m x 3.63m )

This lovely room offers flexibility to be used either as the main bedroom with on suite, a guest bedroom, or lovely 2nd reception room/ summer room presenting fitted carpet, 2 x radiators, dual aspect double glazed windows to the side and French doors to the patio area of the rear garden.

### **En-Suite**

With WC, wash hand basin, fully tiled shower cubicle, frosted double glazed window to side, heated towel rail and radiator.

### **Family Bathroom**

WC with wash hand basin, roll top bath with mixer taps, fully tiled corner shower cubicle, towel rail, radiator and frosted double glazed window to side.

### **Bedroom 2**

13' 3" x 8' 9" ( 4.04m x 2.67m )

Built in wardrobe, fitted carpet, double glazed window to side and radiator.

### **Bedroom 3**

10' 5" x 8' 2" ( 3.17m x 2.49m )

Fitted carpet, fitted wardrobes, radiator and double glazed window to rear garden.

### **Rear Garden**

The rear garden is predominately laid to lawn with paved patio area, 2 sheds perfect for storage, greenhouse for those who enjoy gardening, selection of shrubs, trees and plants and access to the garage and main bedroom.

### **Front Garden**

It is presented with a shingled driveway offering ample parking.

### **Garage/ Drive**

There is a single garage with electric door along with drive way and space for three cars to park.



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welcome to

## St. Edmunds Gate, Attleborough

- 3 Bedroom Detached Bungalow
- Well Presented Throughout
- Located within a Popular Town
- Master with en-suite
- Local Amenities

Tenure: Freehold EPC Rating: C

offers in the region of

**£400,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-area, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB108910 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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