



The Orchards Burgh Common, Attleborough NR17 1QF

welcome to

The Orchards Burgh Common, Attleborough

Welcome to this charming 4-bedroom detached bungalow nestled in the serene neighbourhood of Burgh Common, Attleborough.



Entrance Hall

37' 11" x 4' 1" (11.56m x 1.24m)

Fitted carpet and two radiators.

Utility

6' 3" x 5' 4" (1.91m x 1.63m)

With worktops, double glazed window to front, tiled floor, sink, Basin, WC and towel rail.

Lounge

15' 9" x 15' 2" (4.80m x 4.62m)

There is a multi-fuel burner, fitted carpet radiator and French doors to rear garden patio.

Sitting Room

12' 11" max x 13' 11" (3.94m max x 4.24m)

There is a fire place, surround, fitted carpet and doors to the lounge.

Kitchen Diner

17' 9" x 20' 1" (5.41m x 6.12m)

The kitchen is an open plan kitchen with a good selection of fitted base level and wall mounted units, granite Island with power, wooden worktops, , built in wine cooler, American style fridge freezer placed between built in fitted units. soft close draws, range style cooker, tiled floor, dual aspect double glazed windows to side with integral blinds, bi-fold doors to second garden patio area, ideal for entertaining.

Master Bedroom

13' 8" x 14' (4.17m x 4.27m)

With fitted wardrobes with additional matching units, fitted carpet, cupboard with boiler, solar panel batteries and double glazed windows to side.

En- Suite

Under floor heating, radiator, frosted double glazed window to side, shower, WC, Basin with vanity unit, tiled.

Bedroom 2

15' 3" max x 12' 8" max into bay window (4.65m max x 3.86m max into bay window)

There is a bay window, fitted wardrobes with additional matching units, fitted carpet and radiator.

Bedroom 3

11' 7" x 12' 7" into bay window (3.53m x 3.84m into bay window)

Currently being used as a gym with fitted carpet, radiator and bay window.

Bedroom 4

15' 9" x 10' (4.80m x 3.05m)

Currently being used an office with fitted carpet, radiator and double glazed window to side.

Family Bathroom

11' 1" x 8' 8" (3.38m x 2.64m)

The family bathroom is of excellent size with under floor heating, WC, bath, sink with vanity unit and storage, tiled floor, towel rail, frosted glass to side aspect, corner shower cubicle, spot lights and extractor fan.

Out Building

21' 1" x 10' (6.43m x 3.05m)

There is hot water, plumbing, drainage and electrics. Fuse box and alarm.

Gardens

The garden is a wraparound garden offering an extensive lawn area, ideal for hosting and entertainment.

Garage/ Workshop

The garage/ workshop is of an extensive size, perfect for large storage and parking for 4 vehicles/ caravan that has an alarm.

Vegetable Plot

This is perfect for those who enjoying home grown vegetables and garden.

Garage

This an additional garage ideal for storage or alternatively space for a vehicle.

- *Please note the property has external and internal CCTV in operation*



check out more properties at williamhbrown.co.uk



welcome to

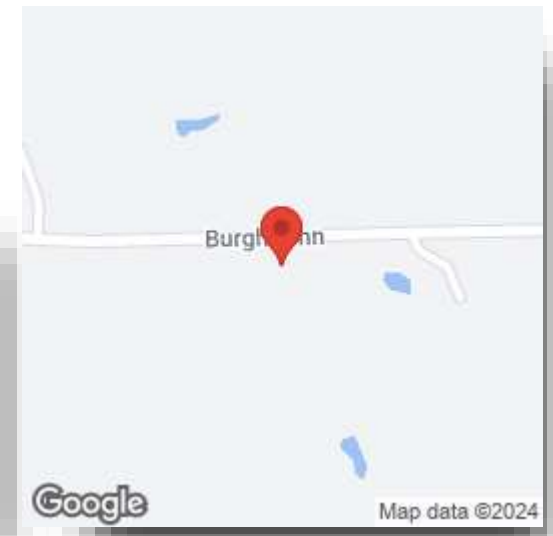
The Orchards Burgh Common, Attleborough

- Four Bedroom Detached Bungalow
- Luxurious Bathroom
- High Specification
- Four Excellent Sized Rooms
- 1 ½ Acre Plot

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£700,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
ATB108925 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk