



**Oak Tree Cottages Hargham Road, Shropham
Attleborough NR17 1DS**

welcome to

Oak Tree Cottages Hargham Road, Shropham Attleborough

A deceptively large three-bedroom semi-detached house in Shropham. Offering 1350 sq ft living space in a peaceful non-estate location with generous gardens, ample parking, and garage. Just 2 miles from the A 11 with convenient access to Attleborough and larger cathedral city Norwich.



Entrance Porch

6' x 2' 10" (1.83m x 0.86m)

Bright entrance hall with side window and convenient access to cloakroom

Cloakroom

6' x 2' 10" (1.83m x 0.86m)

WC and hand basin with window

Lounge

19' 9" x 17' 10" (6.02m x 5.44m)

Large airy space, flooded with natural light from dual aspect windows to front and side gardens

Kitchen

19' 9" x 11' 10" (6.02m x 3.61m)

Spacious room with integral fridge freezer and dishwasher. Large window above the sink and patio doors opening out onto the rear garden

Utility/ Boot Room

9' x 5' 10" (2.74m x 1.78m)

Doors to front and rear gardens.

Fitted units containing Condenser boiler, water softener, sink and space for washing machine.

First Floor Landing

Bedroom One

15' 5" x 11' 10" (4.70m x 3.61m)

Large room with window overlooking the rear garden and views towards the horse paddocks. Benefiting from adjoining en-suite

Ensuite

Double shower, sink and WC

Bedroom Two

10' 11" x 10' 7" max (3.33m x 3.23m max)

Double bedroom with large window to front aspect

Bedroom Three

10' 11" x 8' 8" (3.33m x 2.64m)

Double bedroom with large window to front aspect.

Bathroom

6' 5" x 5' 10" (1.96m x 1.78m)

Bath with shower, WC and sink. Window to side aspect

Gardens

Mature gardens offers plenty of space to socialise to the rear & side of the property.

It would be possible to extend either the rear or side of this property subject to planning permission.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Oak Tree Cottages Hargham Road, Shropham Attleborough

- 1350 sq ft living space
- Village Location
- Three Double Bedrooms
- Ample Off-Road Parking and Garage
- Generous Gardens

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ATB109295 - 0011

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