



**Royal Oak Cottage, West Carr Road, Attleborough, NR17 1AN**

**welcome to**

**Royal Oak Cottage, West Carr Road, Attleborough**

Located in the heart of Attleborough, this delightful mid-terrace cottage blends character and comfort in a desirable location. Perfect for first-time buyers, small families, or those looking for a cozy retreat, this property is one not to miss!



## Entrance Porch

On entering the property via the front door into the segregated porch space with wooden flooring, cabin window to the front and doorway leading into the lounge.

## Lounge

14' 3" x 12' 8" ( 4.34m x 3.86m )

A great living room for relaxing and entertaining with Norfolk Pamment flooring, feature wood burner with wooden mantelpiece and brick hearth, one radiator, characterful ceiling beams, stable style door into the porch and stairs leading up to the first floor landing.

## Kitchen

9' 3" max x 4' 6" ( 2.82m max x 1.37m )

Stylish fitted kitchen boasting a range of base and wall units with 30mm granite work surfaces over and tiled splash backs, sink and drainage space with boiler mixer tap above, fitted oven and induction hob with an extractor hood above, fitted under counter fridge along with ample storage space plug sockets for all appliances, LVT flooring, radiator, double glazed window to the rear and stable style door giving direct access into the private garden.

## Shower Room

Family shower room comprising the large glass walk in shower cubicle, vanity unit containing the low level WC, hand wash basin and fitted demister wall mirror with feature lighting and shaver socket, along with one heated towel rail, LVT flooring, tiled walls and frosted double glazed window to the rear.

## Landing

## Bedroom 1

12' 7" x 7' 2" ( 3.84m x 2.18m )

Master bedroom offering space for all storage and furniture units, wooden flooring, one radiator wooden beams to the side along with one wooden door into the second bedroom, and wide double glazed window facing the front aspect from the home.

## Bedroom 2

8' 5" x 6' 6" ( 2.57m x 1.98m )

Second bedroom could also give the option to be a nursery or office, featuring wooden flooring, one radiator, doors into bedroom one and to the first floor landing along with one double glazed window to the front.

## Front Garden

When approaching the property, you will be greeted by the smart frontage with mature shrubbery and low level wooden panelled fencing enclosing the space and leading you to the front door.

## Drive

The drive way consists of the gravel and brick weave driveway offering off road parking for one vehicle, with mature shrubbery and low level wooden panelled fencing enclosing the space and leading you to the front door.

## Rear Garden

To the rear, the garden is largely lawned with a paved patio area and stepping stones leading to the back, where you'll find a log shed and decking area. To the front of the garden, there is a patio with an access door around the house via the neighbouring garden.



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## Royal Oak Cottage, West Carr Road, Attleborough

- Character Cottage
- Off road parking
- Ideal Home for First Time Buyers
- Exposed Beams
- 2 Spacious Bedrooms

Tenure: Freehold EPC Rating: D

# £260,000



Please note the marker reflects the  
postcode not the actual property

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