



**Bryony Way, Attleborough NR17 1QL**

**welcome to**

**Bryony Way, Attleborough**

A modern, three-bedroom, semi-detached house with garage, off-road parking and enclosed rear garden. Close to Attleborough town centre, schools and all amenities. Easy commute the centre of Norwich, within thirty minutes' drive.



### **Entrance Hall**

Wood-effect modular flooring with Under-floor Heating. Radiator.

### **Cloakroom**

Under-floor heating. Modular wood-effect flooring, WC. Basin. Frosted glass double-glazed window to front.

### **Kitchen/Diner**

12' x 8' 6" ( 3.66m x 2.59m )

Selection of base level and wall mounted storage units. Wood-effect modular flooring with under-floor heating. Space and plumbing for washing machine, dishwasher, upright fridge freezer. Built-in double oven with hob and extractor. Sink with drainer and mixer tap. Double-glazed window to rear/ Conservatory.

### **Lounge**

14' 9" x 10' 10" ( 4.50m x 3.30m )

Wood-effect modular flooring with under-floor heating, electric fire (wood burner style) double-glazed window to front.

### **Conservatory**

10' 6" x 8' 9" ( 3.20m x 2.67m )

Fitted carpet, electric radiator, double-glazed door to rear garden, ceiling insulated.

### **Landing**

Loft access, fitted carpet, airing cupboard, boiler.

### **Primary Bedroom**

10' 9" x 9' 7" ( 3.28m x 2.92m )

Double-glazed window to front, fitted carpet, radiator.

### **En-Suite**

Double walk-in shower, WC, basin, towel rail, double-glazed frosted glass window to rear.

### **Bedroom Two**

12' 3" x 8' 9" ( 3.73m x 2.67m )

Dual-aspect double-glazed windows the front and to

the rear, fitted carpet.

### **Bedroom Three**

8' 8" x 7' 9" ( 2.64m x 2.36m )

Fitted carpet, radiator, double-glazed window to the rear.

### **Family Bathroom**

Three-piece bathroom suite, WC, bath with over-bath shower. Basin with vanity unit. Double-glazed frosted-glass window to rear, towel rail/ radiator.

### **Outside Garage**

Up and over electric door, lights and mains supply.

### **Front Garden/Driveway**

Drive with brick-weave parking space at front of house.

### **Rear Garden**

Patio. Astro-turf for easy maintenance. Path. Garden shed. Side gate access and door to garage.



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welcome to

## Bryony Way, Attleborough

- Semi-detached
- Three bedrooms
- Primary with En-suite
- Kitchen/Diner
- Lounge

Tenure: Freehold EPC Rating: B

**£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB109508 - 0007

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