



Cedar Drive, Attleborough, NR17 2HN

welcome to

Cedar Drive, Attleborough

This CHAIN FREE property consists of OFF-ROAD PARKING a GARAGE, front and rear garden within walking distance to the town centre. There are local shops, a post office and a selection of restaurants and coffee shops as well as accessible transport links via car, train and bus.



Entrance Porch

Loft access, fitted carpet and radiator.

Entrance Hall

Fitted carpet and radiator.

Lounge

13' 8" x 10' 11" (4.17m x 3.33m)

Double glazed window to front, fitted carpet and gas fire.

Kitchen/ Diner

16' 1" x 14' 8" (4.90m x 4.47m)

Fitted kitchen with a selection base level and wall mounted storage units, radiator, double glazed window to rear aspect, space for under counter fridge/ freezer plumbing and space for a washing machine, half and half sink with mixer tap and drainer.

Reception Room

11' 2" x 15' 10" (3.40m x 4.83m)

Double glazed patio doors to rear garden, fitted carpets and radiator.

Bedroom 1

11' 10" x 9' 3" (3.61m x 2.82m)

Double glazed window to front radiator.

En-Suite

WC, Hand wash basin, towel rail and radiator.

Bedroom 2

8' 10" x 8' (2.69m x 2.44m)

Double glazed window to rear and fitted carpet.

Bedroom 3

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to rear and fitted carpet.

Bedroom 4

8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to front, fitted carpet and radiator.

Shower Room

WC, shower, hand wash basin and radiator.

Front Garden

Mainly laid to lawn, path to front door.

Rear Garden

Laid to lawn. Patio access to garage and driveway

Driveway

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welcome to

Cedar Drive, Attleborough

- Chain free
- Detached Bungalow
- Four bedrooms
- Kitchen/ diner
- Utility
- Lounge
- 2 ND reception room
- Garage off road parking front and rear gardens on corner plot.

Tenure: Freehold EPC Rating: D Council Tax Band: C

offers in the region of

£300.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB109578 - 0011

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.

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