



Clover Road, Attleborough, NR17 2JQ

welcome to

Clover Road, Attleborough

Detached bungalow in Attleborough with huge potential! Three bedrooms, two reception rooms, kitchen with utility, shower room, driveway, carport, garage & generous gardens! Viewing essential!



Description

A detached bungalow in the popular town of Attleborough, offering huge potential to improve and personalise throughout! Situated in a desirable location, the property benefits from a generous plot, featuring a lawned front garden, driveway, carport, and a single garage-providing ample parking and storage options.

Inside, the spacious accommodation offers flexibility to suit a range of needs, comprising three bedrooms, two reception rooms, a well-proportioned kitchen with an adjoining utility room, and a shower room.

To the rear, the lovely garden presents a fantastic opportunity to create an outdoor space tailored to your lifestyle-whether that's for relaxation, entertaining, or further landscaping.

With so much scope for enhancement, this is a fantastic opportunity for buyers looking to put their own stamp on a home.

Viewing is essential to appreciate the space and potential on offer!

Entrance Hall

Fitted carpet, double glazed front door, doors leading to Lounge/Diner, Kitchen, Bedrooms and Wet Room.

Lounge/Dining Room

20' 9" x 9' 6" (6.32m x 2.90m)

Fitted carpet, dual aspect double glazed windows to front, two radiators, serving hatch from Kitchen.

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)

Fitted carpet, radiator and double-glazed window to rear aspect.

Bedroom Two

11' 2" x 8' 7" (3.40m x 2.62m)

French doors, carpet, double glazed window, radiator.

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)

Fitted carpet, double glazed window to side, radiator.

Wet Room

Shower, WC, hand wash basin and vanity unit.

Kitchen

9' 3" x 7' 5" (2.82m x 2.26m)

Selection of fitted base level and wall mounted storage units, double glazed window to side, stainless steal sink with drainer.

Utility

6' 7" x 4' 5" (2.01m x 1.35m)

double glazed windows, double glazed door to garden, space and plumbing for washing machine and tumble dryer.

Conservatory

12' 8" x 7' 1" (3.86m x 2.16m)

Door to garage, sliding door to rear garden.

Enclosed Rear Garden

Enclosed rear garden, mainly laid to lawn, garden shed, patio area and path, side access to front garden,

Single Garage and Driveway



view this property online williamhbrown.co.uk/Property/ATB109667



welcome to

Clover Road, Attleborough

- ****NO ONWARD CHAIN**** Guide Price £280,000 - £290,000
- Detached Bungalow
- Three Bedrooms / Two Reception Rooms
- Lounge/Diner
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/ATB109667](https://www.williamhbrown.co.uk/Property/ATB109667)



Property Ref:
ATB109667 - 0009

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.



william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)