



**Attleborough Road, Great Ellingham Attleborough NR17 1LG**

**welcome to**

**Attleborough Road, Great Ellingham Attleborough**

Individually designed and full of charm, this spacious bungalow offers four generous bedrooms, a luxury four suite bathroom and a welcoming hall. Set on a large plot with ample parking and workshop, it perfectly blends character and modern comfort.



### Entrance Hall

A lovely bright open welcoming entrance hall with doors leading to the sitting room, Kitchen, two bedrooms and family bathroom. Stairs to first floor

### Lounge/Diner

23' x 18' 7" ( 7.01m x 5.66m )

L shaped lounge with fitted carpet, Bay window to front aspect and double glazed window to side aspect, radiator and feature fire place with surround. dining area with french doors to rear garden.

### Kitchen

14' 2" x 9' 7" ( 4.32m x 2.92m )

Modern fitted kitchen with a selection of matching base and wall mounted storage units, space for full size dishwasher, Recently updated Ovens, Combi/microwave wave oven, dual zone induction hob, stainless steal sink with drainer and mixer tap, space for American style fridge freezer.

### Dining

fitted carpet, french doors to rear enclosed garden.

### Utility

5' 1" x 6' 7" ( 1.55m x 2.01m )

### Bedroom 3

9' 7" x 12' 8" ( 2.92m x 3.86m )

Double glazed window to rear, fitted carpet, radiator, built wardrobes.

### Bedroom 4

9' 7" x 9' 8" ( 2.92m x 2.95m )

double glazed window to front aspect, fitted carpet, radiator.

### Master Bedroom

19' 6" x 11' 5" ( 5.94m x 3.48m )

Large Master bedroom, with built in wardrobes, fitted carpet , ceiling fan double glazed window to side aspect, radiator

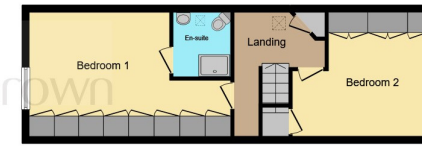
### Bedroom 2

13' 4" x 12' 7" ( 4.06m x 3.84m )

double glazed window to side, built in storage cupboards, loft access, radiator.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/ATB109800](http://williamhbrown.co.uk/Property/ATB109800)



**welcome to**

## **Perigord Vert Attleborough Road, Great Ellingham Attleborough**

- Detached Family Home
- Master Bedroom with Built in Wardrobes and Refurbished En-suite
- Four Good Sized Bedrooms
- Modern Fitted Kitchen
- Large Driveway & Ample Parking with Charging Point for Caravan/Motorhome

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ATB109800](http://williamhbrown.co.uk/Property/ATB109800)



Property Ref:  
ATB109800 - 0005

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](mailto:Attleborough@williamhbrown.co.uk)



Exchange Street, ATTLEBOROUGH, Norfolk,  
NR17 2AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**