



**Edenside Drive, Attleborough, NR17 2EL**



**welcome to**

**Edenside Drive, Attleborough**

This well presented three-bedroom home offers two spacious double bedrooms, a bright lounge/diner, modern family bathroom, garage with driveway, and a private rear garden.



## Description

William H Brown are delighted to present this well maintained three-bedroom home, offering comfortable and versatile living accommodation throughout.

The property features a spacious lounge/diner creating a welcoming environment. The kitchen is well proportioned and has plenty of storage and workspace.

Upstairs, the home boasts three bedrooms two of which are generous doubles alongside a modern family bathroom, offering functionality and comfort for a growing family.

Externally, the property benefits from a single garage and a driveway, providing ample parking. To the rear, a fully enclosed garden offers a safe and private outdoor space.

## Hallway

Double glazed door to front aspect, cupboard and storage under the stairs, radiator slate flooring.

## Cloak Room

WC, radiator, hand wash basin, frosted glass double glazed window.

## Lounge

14' 2" x 11' 6" ( 4.32m x 3.51m )

Double glazed window to front aspect, double radiator, vinyl flooring.

## Dining Room

9' 8" x 9' 6" ( 2.95m x 2.90m )

Radiator, vinyl flooring french doors to rear garden.

## Kitchen

12' 5" x 7' 8" ( 3.78m x 2.34m )

Fitted kitchen with a selection of base level and wall mounted storage units, Gas hob with extractor, electric oven, space for upright fridge freezer, plumbing and space for washing machine and half sink, double glazed window to rear aspect, double glazed door to garden.

## Landing

fitted carpet, storage cupboard, airing cupboard, loft access

## Bedroom 1

9' 6" x 12' ( 2.90m x 3.66m )

Fitted carpet, radiator, built in wardrobes double glazed window to front aspect.

## Bedroom 2

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

Fitted carpet, radiator, double glazed window to rear aspect, wardrobe storage

## Bedroom 3

8' 11" x 7' 10" ( 2.72m x 2.39m )

Fitted carpet, radiator, double glazed window to front aspect, storage cupboard.

## Family Bathroom

7' 9" x 6' 8" ( 2.36m x 2.03m )

P-shaped bath with over bath shower, WC, Hand wash basin with vanity unit, WC hand towel rail radiator, frosted glass double glazed window to rear aspect.

## Front Garden

Low maintenance front garden with a range of plants, leading to the driveway to the side of the property gives access to the single detached garage and gate access to the rear garden.

## Rear Enclosed Garden

Patio area, stepping stones to decking area and begonia, mainly laid to lawn, shed, door to garage and side gate to driveway.

## Single Garage

Power and lighting, electric door

## Driveway

driveway parking for two cars.



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## **Edenside Drive, Attleborough**

- Semi - Detached
- Three Bedrooms
- Two Double bedrooms
- Lounge/ Dining room
- Family bathroom
- Kitchen
- Enclosed rear garden
- Single garage with driveway parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# **£260,000**



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



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Property Ref:  
ATB109794 - 0004

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