









welcome to

Kishorn Way, Attleborough

** Guide Price £270,000 - £290,000** Stylish and spacious four-bedroom home with two en-suites, large kitchen/diner and a south-facing garden. Includes a garage with electric charging, private parking and a flexible layout ideal for families or home working.

Viewing is highly recommended!













Lounge

16' 11" x 13' 2" (5.16m x 4.01m)

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

Kitchen

20' 5" x 10' 4" (6.22m x 3.15m)

Laminate flooring, fitted kitchen a selection of base level and wall mounted units, electric cooker and gas hob with space for a dishwasher, sink with drainer, boiler, double glazed window to rear aspect, french doors to rear enclosed garden

Bedroom One

15' 6" x 13' 2" (4.72m x 4.01m)

Double glazed window to front aspect built in wardrobes, fitted carpet, radiator.

En-Suite

Shower cubical, WC, Hand wash basin, radiator frosted double glazed window to front aspect, extractor fan.

Bedroom Two

10' 5" x 11' 6" (3.17m x 3.51m)

Double glazed window rear aspect, fitted carpet, radiator.

En-Suite

Shower cubical, WC, hand wash basin, frosted double glazed window to rear aspect.

Bedroom Three

7' 3" x 6' 11" (2.21m x 2.11m)

Double glazed window to rear aspect, fitted carpet, radiator.

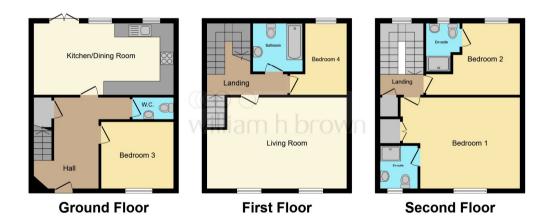
Bedroom Four

10' 2" x 6' 1" (3.10m x 1.85m)

Fitted carpet, double glazed window to rear, radiator.

Enclosed Rear Garden

mainly laid to lawn, patio area, gate to drive and single garage.



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 refu upon its own inspection(s). Powered by www.focalagent.com





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Kishorn Way, Attleborough

- GUIDE PRICE £2700,000 £290,000
- Three Bathrooms
- Large, Modern Kitchen/Diner
- Garage With Electric Car Charging Point
- South-Facing Rear Garden
- Versatile Layout Across Three Floors
- Quiet, Well-Connected Residential Location
- Close To Local Primary/Secondary Schools

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

offers in excess of

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB109783



Property Ref: ATB109783 - 0003 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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