



**Cider Close, ATTLEBOROUGH NR17 2QD**

**welcome to**

## **Cider Close, ATTLEBOROUGH**

Well-presented four bedrooms featuring a spacious entrance hall, bright living room, open plan garden/dining area, and a modern kitchen with island and built in double oven. Includes utility room, downstairs WC, master with ensuite, and family shower room. Landscaped rear garden with patio.



## Description

Welcome to this beautifully presented and spacious four-bedroom family home, offering well-proportioned living accommodation throughout and a thoughtfully designed layout ideal for modern family life.

Upon entering, you are greeted by a generous and welcoming entrance hall that provides access to the main living areas. To the left is a spacious and stylish living room, which flows seamlessly into a bright and airy open-plan garden/dining room. This superb space boasts views over the rear garden.

This kitchen is complete with a built in double oven, ample storage space and a central island which doubles as a breakfast bar, making it a true heart of the home. From the kitchen, there is direct access to a practical utility room, ideal for laundry and additional storage needs. A convenient downstairs W.C completes the ground floor accommodation.

Upstairs, the property features four well proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, while the remaining bedrooms have access to the family shower room.

Externally, the property has a driveway for one vehicle, and a well maintained rear garden. In the rear garden there is a paved patio seating area as well as a charming corner decking area, ideal for summer gatherings or quiet evenings outdoors.

This impressive home offers versatile and comfortable living in a sought - after location, early viewing is highly recommended.

## Entrance Hall

Wood effect laminated flooring, radiator, double glazed window to front, double glazed front door.

## Cloak Room

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

## Sitting Room

19' 5" x 12' 3" ( 5.92m x 3.73m )  
side facing window, open plan

## Kitchen

18' 1" max x 11' 2" max ( 5.51m max x 3.40m max )  
built in appliances as well as a island/breakfast bar

## Utility

6' 5" x 5' 9" max ( 1.96m x 1.75m max )  
with sink and space for white goods

## Conservatory/ Garden Room

22' 2" x 17' 8" ( 6.76m x 5.38m )  
Triple aspect double glazed windows, velux window  
wood effect laminated flooring, french doors to rear  
garden,

## Landing

Fitted carpet, loft access, airing cupboard.

## Master Bedroom

10' 1" x 12' 8" ( 3.07m x 3.86m )  
fitted carpet, double glazed window to front, double  
fitted wardrobes, radiator, door to en-suite.

## En-Suite

Shower cubical, WC, hand wash basin with vanity  
unit, extractor, heated towel rail.

## Bedroom 2

12' 9" x 9' 3" ( 3.89m x 2.82m )  
Fitted carpet, radiator, double glazed window to  
front aspect, twin built in wardrobes, storage  
cupboard.

## Bedroom 3

9' 1" x 9' 9" ( 2.77m x 2.97m )  
fitted carpet, double glazed window, radiator.

## Bedroom 4

## Bathroom

Recently updated, walk in power shower, WC, hand  
wash basin, heated towel rail, extractor, double  
glazed window.

## Enclosed Rear Garden

Mainly laid to lawn, patio and decking area, gate  
access to front garden and driveway, enclosed  
fenced private garden.

## Front Garden

Selection of plants, shrubs and flowers, path to front  
door, driveway parking.

## Driveway Parking

Driveway parking, plus additional space for up to 3  
cars.



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## Cider Close, ATTLEBOROUGH

- Detached Family home
- Solar Panels which Generate a Feed in Tariff
- Kitchen/Diner, Breakfast room.
- Large L shaped garden room
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£375,000**



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