



Primrose Close, ATTLEBOROUGH, NR17 2PN

welcome to

Primrose Close, ATTLEBOROUGH

A well presented four double bedroom detached homes, offered with NO CHAIN. The property features a bright lounge, separate dining room, fitted kitchen and utility room. the master bedroom features an ensuite, while outside you'll find a private south facing rear garden.



Description

Welcome to this beautifully presented and generously four-bedroom detached family home. Boasting a spacious layout and offered to the market with NO ONWARD CHAIN, this property provides an ideal opportunity for growing families.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge. Adjacent to the lounge is a separate dining room. The heart of the home is the kitchen offering ample storage space, with easy access to the handy utility room perfect for keeping household chores neatly out of sight.

Upstairs, the property offers four generously sized double bedrooms, providing plenty of space for large family or visiting guests. The master bedroom benefits from its own ensuite shower room, creating a private retreat, while remaining bedrooms are served by a modern family bathroom complete with contemporary fixtures and fittings.

Externally, the property continues to impress with a south facing rear garden, providing the ideal spot for summer barbecues, gardening, or simply relaxing in the sun. The outdoor space is both private and secure perfect for children to play or for enjoying alfresco dining.

Further features include double glazing, central heating, and ample storage throughout. This super family home offers a rare combination of space, practicality, and location, all without the complication of onward chain. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Cloak Room

W.C, sink

Lounge

14' 9" x 12' 8" (4.50m x 3.86m)

Fitted carpet, gas fire with feature brick surround. Bi-fold doors to rear garden, 1 Radiator.

Dining Room

16' 8" x 10' 8" (5.08m x 3.25m)

Dual aspect double glazed windows to rear aspect, fitted carpet, radiator, french doors to side garden access.

Utility/ Office

6' 9" max x 8' 8" max (2.06m max x 2.64m max)

Space and plumbing for washing machine, tumble dryer, Boiler, radiator, and double glazed window to front aspect.

Kitchen

9' 4" max x 10' 4" (2.84m max x 3.15m)

Fitted kitchen with a selection of wall mounted and base level storage units, space for American style fridge freezer, Double oven, built in cooker with gas hob and extractor fan, stainless steel sink with mixer tap complete with water softener and drainer, double glazed window to front aspect floor.

Master Bedroom

14' 5" x 8' 9" (4.39m x 2.67m)

Fitted carpet, built in wardrobes, double glazed window to rear aspect, door to en-suite.

Bedroom 2

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

Double glazed to front aspect, radiator, fitted carpet.

Bedroom3

10' 1" x 8' 9" (3.07m x 2.67m)

Fitted carpet, fitted wardrobes, radiator, double glazed window.

Bedroom 4

10' 9" x 10' 5" (3.28m x 3.17m)

Fitted carpet, double glazed window to front, radiator.

South Facing Rear Garden

Mainly laid to lawn, patio area and path, pond, shed, access to garage, side gates to front garden and driveway.



view this property online williamhbrown.co.uk/Property/ATB109857



welcome to

Primrose Close, ATTLEBOROUGH

- ****NO CHAIN ****
- **GUIDE PRICE £350,000 - £375,000**
- Master with en-suite
- lounge
- Dining room
- Kitchen
- Office / utility room
- Family Bathroom

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

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB109857



Property Ref:
ATB109857 - 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



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk