









welcome to

Atling Way, Attleborough

A well-proportioned detached bungalow with three bedrooms, a spacious lounge/diner, and a kitchen/breakfast room. The family bathroom includes both bath and shower cubical. Outside features a private rear garden, single garage, and driveway.













Description

William H Brown are proud to offer with NO ONWARD CHAIN, this three-bedroom detached bungalow. The property features a generous lounge/diner, a bright kitchen/breakfast room, and well-appointed family bathroom complete with both bath and separate shower cubical.

Externally, the property further benefits from a single garage and driveway, providing off road parking for multiple vehicles.

With its spacious rooms, practical layout, and desirable outdoor space, this bungalow represents an excellent opportunity to secure a detached home with plenty of potential. Offered with no onward chain, it is ready for immediate occupation.

Entrance Hall

Fitted carpet, double glazed door to driveway.

Lounge/Dining Room

22' 4" x 14' 6" (6.81m x 4.42m)

fitted carpet, dual aspect double glazed windows to side and front.

Kitchen/Breakfast

Selection of fitted base level and wall mounted storage units, Boiler, sink with drainer and mixer tap, space for breakfast table, storage cupboard, pantry, consumer unit, double glazed door to side.

Bathroom

Bath, shower cubical, hand wash basin with vanity unit.

Cloakroom

WC, hand wash basin, frosted glazed double-glazed window to side aspect.

Bedroom 1

10' 9" x 12' 1" (3.28m x 3.68m)

Fitted carpet, double glazed window to rear.

Bedroom 2

11' 1" \times 8' 8" ($3.38m \times 2.64m$) fitted carpet, radiator, double glazed door to conservatory

Bedroom 3

10' $3'' \times 7'$ 9'' ($3.12m \times 2.36m$) Fitted carpet, radiator, double glazed window to side aspect.

Conservatory

10' 7" x 8' 7" (3.23m x 2.62m) French doors into rear enclosed garden.

Rear Enclosed Garden

A beautifully presented and kept relaxing rear enclosed garden space with mature plants, flowers and trees, green house and shed, access to drive away and garage

Garage

Single garage, light and mains electric.





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- NO CHAIN
- Guide Price £300,000 £325,000
- Three Bedrooms
- Lounge/ Diner
- Kitchen/ Breakfast
- Lovely Enclosed Rear Garden
- Single Garage with Driveway
- Family Bathroom with Bath and Shower Cubical

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

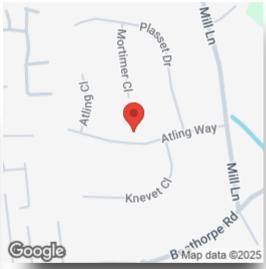
guide price

£280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: ATB109855 - 0002 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.



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk, NR17 2AB



williamhbrown.co.uk

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.