



Besthorpe Road, Attleborough, NR17 2NJ

welcome to

Besthorpe Road, Attleborough

Well-presented three-bedroom semi-detached home featuring two reception rooms, a large lounge with wood-burning fireplace, fitted kitchen, utility room, and additional workshop space. Includes three good-sized bedrooms, a family bathroom, and a converted attic currently used as a playroom.



Description

Charming Three-Bedroom Semi-Detached Home with Attic Conversion, Driveway & Gardens

Situated in a sought-after residential area, this spacious three-bedroom semi-detached property offers generous living space throughout, with the added benefits of front and rear gardens, a private driveway, and a versatile attic conversion.

On the ground floor, the home boasts two bright and airy reception rooms, including a large lounge featuring a wood-burning fireplace and built-in storage cupboards - perfect for cosy evenings. The separate dining room includes useful under-stairs storage, while the kitchen is fitted with a selection of well-appointed base and wall-mounted units. A practical utility area leads through to an additional room, ideal for a workshop, hobby space or further storage.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The converted attic provides a fantastic bonus space, currently utilised as a combined playroom and office, offering flexibility to suit a range of needs.

Externally, the home enjoys both front and rear gardens, ideal for families or keen gardeners, along with a driveway providing off-street parking.

A superb opportunity for those seeking a well-balanced home **with character, space and potential.**

Lounge

17' 5" x 11' 5" (5.31m x 3.48m)

Double glazed window to side aspect, fitted carpet, feature wood burner fireplace, storage cupboard.

Dining Room

12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to front aspect, fitted carpet, radiator, under stairs cupboard storage.

Kitchen

11' 2" x 7' (3.40m x 2.13m)

Selection of fitted units base and wall mounted, space for slim line dishwasher, electric oven, hob and extractor, tiled floor, double glazed window to side door to utility room.

Utility Room

5' 4" x 4' 4" (1.63m x 1.32m)

Washing machine, tumble dryer, work top and storage units, sink, boiler.

Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed window to front, fitted carpet, radiator, door to attic room.

Attic Room

17' 2" x 19' 6" (5.23m x 5.94m)

Currently used for storage, great space potential conversation, playroom, nursery, office or additional bedroom / dressing room.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

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

Bedroom Three

7' 9" x 8' 2" (2.36m x 2.49m)

Fitted carpet, double glazed window to rear, radiator.

Rear Garden

Large rear garden, mainly laid to lawn with patio and path, outbuildings for workshop storage, playroom or office, children's area, further area for growing vegetables shed.

Out Building

8' 7" x 9' 1" (2.62m x 2.77m)



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Besthorpe Road, Attleborough

- Guide Price £270,000 - £280,000
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen/ Utility Room.
- Lounge with Wood Burner
- Large Enclosed Rear Garden.
- Off Road Parking

Tenure: Freehold EPC Rating: E Council Tax Band: B

guide price

£270,000



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Property Ref:
ATB109875 - 0003

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