



**Queens Court, Attleborough, NR17 2QA**

**welcome to**

## **Queens Court, Attleborough**

Well-presented three-bedroom detached home with garage and driveway. Complete with a spacious living/dining room with French doors to a bright conservatory, a modern kitchen. Upstairs offers three good-sized bedrooms, a family bathroom, built-in wardrobes.



## Description

Beautifully Presented Three-Bedroom Detached Home with Garage, Driveway & Conservatory. Situated in a desirable location, this well-proportioned three-bedroom detached house offers versatile living accommodation ideal for families or those seeking extra space. Benefiting from a private driveway and an integral garage, this home combines practicality with comfort and charm.

Upon entering, you are welcomed into a central hallway that provides access to the modern kitchen and a spacious living/dining room. The living/dining area is bright and inviting, featuring French doors that open into a conservatory - perfect for relaxing or entertaining - which in turn leads out to the rear garden via additional French doors, creating a seamless indoor-outdoor flow.

To the other side of the kitchen, a secondary hallway provides convenient internal access to the garage and also offers a second entry point to the rear garden. Upstairs, a generous landing connects to three well-sized bedrooms and a contemporary family bathroom. The master bedroom is particularly spacious and comes complete with built-in wardrobes for ample storage.

Externally, the property boasts a private rear garden ideal for children, pets, or outdoor dining, while the front provides off-street parking via the driveway and access to the garage.

This lovely home offers both space and flexibility and would suit a range of buyers looking to settle in a well-connected and family-friendly area.

## Entrance

6' 1" x 12' 11" ( 1.85m x 3.94m )

## Lounge/Dining Room

17' 4" x 13' 6" ( 5.28m x 4.11m )

Double glazed window to rear complete with french doors leading to sunroom

## Kitchen

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed windows to the front, complete with oven/hob and extractor fan with plenty of space for a washing machine. Selection of base and wall mounted units

## Bedroom One

10' x 11' ( 3.05m x 3.35m )

Window to the front, double bedroom complete with fitted wardrobes and carpet

## Bedroom Two

8' 3" x 11' 1" ( 2.51m x 3.38m )

Window to the rear complete with fitted carpet

## Bedroom Three

8' 6" x 6' 10" ( 2.59m x 2.08m )

Rear facing window complete with fitted carpet

## Bathroom

6' 10" x 6' 3" ( 2.08m x 1.91m )

Shower, sink and W.C, window to the rear

## Conservatory/Sunroom

14' 11" x 10' 1" ( 4.55m x 3.07m )

French doors leading to the rear garden

## Rear Garden

Lawn area with patio with hedging and a shed

## Front Garden

Gravel driving for space up to 4 cars



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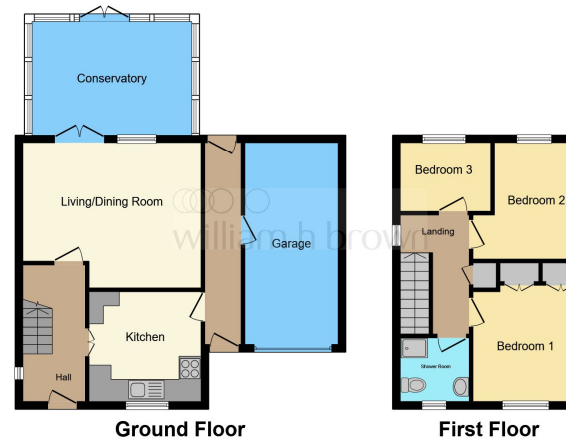
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## Queens Court, Attleborough

- Three Bedroom Detached Home
- Gas Central Heating and Double Glazing
- Conservatory
- Garage
- Enclosed Rear Garden
- Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: C



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

# £290,000



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