



Queens Road, Attleborough NR17 2AQ

welcome to

Queens Road, Attleborough

This wonderful home is ideal for families or couples alike, combining generous living space with practical features and a desirable location. Early viewing is highly recommended.



Description

Welcome to this beautifully presented and deceptively spacious family home, offering a thoughtfully designed layout and a host of modern features throughout. Set in a sought-after residential location, this property offers comfort, functionality, and an inviting sense of space both inside and out.

Upon entering, you are greeted by a bright and airy entrance hall that sets the tone for the rest of the home. From here, you'll find access to the stunning open-plan living area. This flows seamlessly into the contemporary kitchen, complete with ample worktop space and storage. The kitchen then leads into a charming garden room, currently used as a dining area, also accessible from the hallway is a cosy and versatile snug room, ideal as a second lounge, home office, or playroom. At the far end of the hallway is a convenient downstairs WC. The kitchen further benefits from a separate utility room, offering additional storage and laundry space.

Upstairs, the accommodation continues to impress. The spacious master bedroom features built-in wardrobes and ample storage, while the second bedroom is also a generous double. The third bedroom, ideal for a child's room or study, comes complete with built-in wardrobes. The modern family bathroom is well-appointed with a walk-in shower, separate bath, toilet, and wash basin.

Externally, the property boasts a good-sized, enclosed rear garden with a large shed/workshop, a patio area ideal for outdoor dining.

Lounge

feature fireplace

Snug

9' 6" x 13' 3" (2.90m x 4.04m)

Kitchen

16' 2" x 8' 4" (4.93m x 2.54m)

Dual aspect double glazed window to the rear, fitted kitchen with matching base and wall level units. Complete with built-in appliances

Utility Room

6' x 4' 3" (1.83m x 1.30m)

Garden Room

11' 9" x 10' 7" (3.58m x 3.23m)

French doors leading to the rear garden

Bedroom One

13' x 12' 11" (3.96m x 3.94m)

Complete with built in wardrobes, double bedroom with carpet

Bedroom Two

11' 7" x 13' 1" (3.53m x 3.99m)

Rear facing window with fitted carpet

Bedroom Three

9' 11" x 10' (3.02m x 3.05m)

Front facing window with built-in wardrobes

Bedroom Four

7' 9" x 9' 6" (2.36m x 2.90m)

Window to the rear

Bathroom

8' 2" x 9' 9" (2.49m x 2.97m)

Walk in shower, W.C, bath and sink complete with towel rail

Front Garden

Low maintenance with small pathway

Rear Garden

Patio and lawn area with large shed/workshop

Driveway

Shingle and tarmac drive with space for 3 - 4 vehicles



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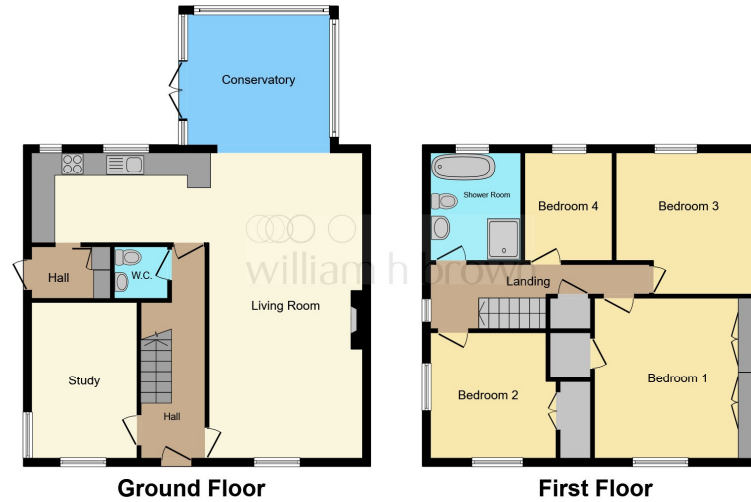
welcome to

Queens Road, Attleborough

- Guide £425,000 - £450,000
- Open Plan Kitchen
- Utility Room
- Good Size Enclosed Rear Garden
- Cosy Snug Room

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

offers in excess of
£425,000



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



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Property Ref:
ATB109945 - 0003

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