





(hood) Scoulton Road, Rockland St. Peter Attleborough NR17 1UW



### welcome to

# (hood) Scoulton Road, Rockland St. Peter Attleborough

Spacious four bed detached home on 3.5 stunning acers. full of character and potential, with generous rooms and countryside views. In need of modernisation - a rare opportunity













#### **Entrance Porch**

11' 1" x 6' 8" ( 3.38m x 2.03m )

Double glazed to the rear and side, door to kitchen complete with laminate flooring, plumbing and space for washing machine.

#### Kitchen

20' 6" x 11' 6" ( 6.25m x 3.51m )

Window to front, wall mounted and base level storage, space for cooker

#### **Utility Room**

8' 7" x 6' (2.62m x 1.83m)

Storage units, double glazed window to the rear, space for fridge and freezer

#### Lounge

14' 2" x 11' 7" ( 4.32m x 3.53m )

Complete with wood burner feature and exposed beams, dual aspect windows to the front

#### **Bedroom One**

11' 8" x 11' 5" ( 3.56m x 3.48m )

Built in wardrobes, double glazed windows to the front complete with fitted carpet

#### **Bedroom Two**

11' 7" x 9' 2" ( 3.53m x 2.79m )

Complete with built in wardrobes, double glazed windows to the front and fitted carpet

#### **Bedroom Three**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed to the rear with fitted carpet

#### **Bedroom Four**

17' 5" x 9' 1" ( 5.31m x 2.77m )

Fitted carpet with double glazed window to the rear

#### **Bathroom**

11' 7" x 5' 3" ( 3.53m x 1.60m )

Three piece suite

#### Outbuilding

Can either be used for a barn, workshop or wood stone shed

#### **Agent Note**

Property is oil hating system. The property is recognized as a nonstandard construction type property of clay lump



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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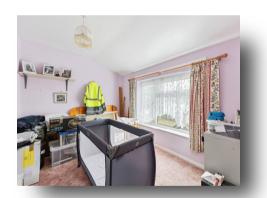
# (hood) Scoulton Road, Rockland St. Peter Attleborough

- Guide Price £550,000 £575,000
- Set in approximately 3.5 acres of land
- Detached four-bedroom family home
- Retained character features offering charm and individuality
- Idyllic setting with countryside views

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

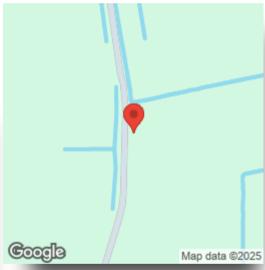
guide price

£550,000









Please note the marker reflects the postcode not the actual property

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Property Ref: ATB109920 - 0003 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

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