



Hargham Road, Attleborough NR17 2ES

welcome to

Hargham Road, Attleborough

Situated on a highly sought after road in the ever-popular town of Attleborough, we are pleased to present this four bedroom detached house offering spacious accommodation throughout. Viewing is highly advised! **



Porch

7' 9" x 4' 6" (2.36m x 1.37m)

Double glazed window and door, tiled floor and door leading through to the Entrance Hall.

Entrance Hall

18' 9" x 6' 1" (5.71m x 1.85m)

With Wood effect flooring, under stairs storage units, stairs to first floor & radiator.

Sitting Room

25' 11" x 11' 10" (7.90m x 3.61m)

With fitted carpet, double glazed window to front, two radiators & feature gas fireplace with surround.

Kitchen/ Diner

23' 6" x 12' 2" (7.16m x 3.71m)

This is a modern fitted kitchen, with matching base level and floor to ceiling storage units, gas hob with splash back and extractor, electric double oven, selection of built in appliances, dishwasher, fridge freezer, double glazed window to side aspect and door leading to the sunroom & utility.

Cloakroom

With WC, wash basin with Vanity & towel rail.

Utility

8' 6" x 4' 7" (2.59m x 1.40m)

Space and plumbing for washing machine and tumble dryer with double glazed door leading to the rear garden and Velux windows.

Garden Room/ 2nd Reception

18' x 10' 2" (5.49m x 3.10m)

This is a great room ideal for entertaining or relaxing, with laminated flooring, French doors to rear garden & Velux windows.

Landing

With fitted carpet, loft access with loft ladder, airing cupboard and radiator.

Principal Bedroom

12' 9" x 12' 9" (3.89m x 3.89m)

With fitted wardrobes, double glazed windows to front, fitted carpet & radiator.

En-Suite

With walk-in double shower, WC, hand wash basin with vanity & double-glazed window to side.

Master Bedroom

18' max x 10' 2" (5.49m max x 3.10m)

With fitted wardrobes, fitted carpet, double glazed window to rear & radiator.

En-Suite Bedroom2

With double shower cubical, WC, Hand wash basin, heated towel rail & double glazed window to side,

Bedroom 3

15' 6" x 8' 9" (4.72m x 2.67m)

With double glazed window to rear, fitted carpet, radiator & fitted wardrobes.

Bedroom 4

10' 5" x 12' 1" (3.17m x 3.68m)

With double glazed to front, built in wardrobe & fitted carpet.

Family Bathroom

Fitted with WC, bath, hand wash basin with vanity unit & gravity double shower.

Enclosed Rear Garden

Offering an excellent space, the rear garden is fully enclosed creating a private area to relax and unwind, there is also a large, paved patio area and an array of raised beds, plants and shrubs leading to the large summer house and workshop.

Front Garden

To the front of the property, there is a large resin driveway offering parking for up to three cars and additional parking in the single garage with mature trees and shrubs.

Summer House

12' max x 12' max (3.66m max x 3.66m max)

10' by 12' veranda.

Workshop

12' max x 12' max (3.66m max x 3.66m max)



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welcome to

Hargham Road, Attleborough

- 4 Bedroom Detached Home
- High Sought-after Location
- Walking Distance of Attleborough Town Centre
- Garage & Off-Road Parking
- 2 Reception Rooms

Tenure: Freehold EPC Rating: B

offers in the region of

£625,000



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:
ATB109183 - 0008

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