



THE FIRS

60 NORWICH ROAD, ATTLEBOROUGH, NR17 2JX





An elegant and imposing unlisted period house with carriage driveway, excellent garden and enormous potential to update.

The property is a substantial and elegant unlisted period house, believed to be late Georgian. It has faded grandeur with enormous potential to restore to its former glory. There are wonderful proportions and a wealth of period features and sash windows. The accommodation is both spacious and versatile.

A carriage driveway leads from the road to the front of the property with its attractive double fronted facade. There is parking for several cars and a detached double garage. There are double gates to both sides of the house. One set opens to the garden and the other to the courtyard with range of outbuildings, workshops and stores.

The front door opens to the entrance hall with staircase to the first floor and stairs down to the wine cellar. To one side of the hall is a double aspect dining room and the other side a spacious double aspect drawing room with impressive feature fireplace. Double doors open to a superb orangery that connects to the garden and also has a door to the spacious kitchen/breakfast room with Aga.

There is also a useful study on the ground floor. On the first floor there are four bedrooms on the front portion of the house with two interconnecting. To the rear are two further bedrooms and there are two bathrooms.

Immediately to the rear of the property is a paved terrace for entertaining. The remainder of the garden is an excellent size and laid principally to lawn with some mature trees to the rear.

LOCATION

Attleborough offers a wide range of local amenities including shops, supermarkets, banks, post office, health centres, restaurants, recreational and sports facilities and schools for all age groups, with good public transport including a regular rail service to the cities of Norwich and Cambridge, regular buses and within easy access to the A11.









SERVICES

LPG central heating. Mains electrics, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band F

ENERGY PERFORMANCE

TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.





FLOOR PLAN



TOTAL FLOOR AREA : 3317 sq.ft. (308.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT US

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