



123 BESTHORPE ROAD  
ATTLEBOROUGH NR17 2NJ





## A cleverly extended and very well-presented detached Bungalow

The property is an excellent detached 3 bedroom bungalow that has been refurbished and cleverly extended. It is located in a sought-after residential location on the edge of Besthorpe and conveniently placed for local amenities within Attleborough.

The property is approached via a gravel 'in and out' driveway providing parking for several cars in addition to the attached garage. The accommodation is well arranged with the bedrooms to the front and living space to the rear. The front door opens to a spacious entrance hall to the front. There are three double bedrooms, one of which is used as a study. Two have fitted wardrobes. The double aspect sitting room is light and spacious with a feature fireplace and glazed sliding doors into an impressive conservatory. The spacious kitchen/breakfast room has been extended and is comprehensively with a range of wall and base units. There is a door to the side giving access to the garden. The bathroom is a good size with a bath and separate shower cubicle.

The rear garden is laid principally to lawn some mature trees and shrubs. There are two timber garden sheds/workshops.

### 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

Gas fired 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 C

### ENERGY PERFORMANCE

TBC









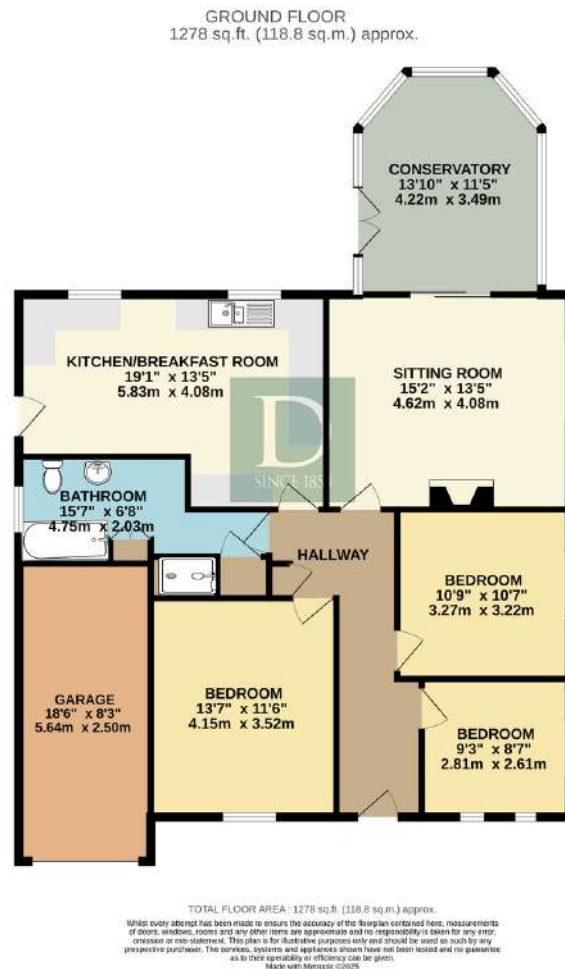








## FLOOR PLAN



## VIEWING

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

## AGENT'S NOTE

Please note the property is part steel framed construction. Any interested party should make their own enquiries to their mortgage company.

## 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.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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