



WALNUT TREE FARM

WEST CARR ROAD, ATTLEBOROUGH, NR17 1AN



An attractive and completely refurbished period house with an abundance of character set in delightful established gardens. Conveniently situated for the A11.

The property is a charming detached period house that has been completely refurbished and extended by the current vendors and now offers superbly presented and spacious accommodation. It is well-positioned within its plot with a driveway providing off-road parking for several cars and a delightful front garden, laid principally to lawn. There is a superb border to the front of the house.

There is an open oak framed porch with the front door that leads into a spacious open plan reception room with three windows to the front and a feature fireplace. The kitchen has been superbly fitted with a comprehensive range of shaker style wall and base units and a stable door to the rear garden. The vendors have opened the back of the house creating an excellent flow. The inner hall has the stairs to the first floor and also provides a utility area and door to the ground floor shower room. The vendors extended the property with the addition of an impressive double aspect reception room with French doors to the garden and a bar. The space is highly versatile.

On the first floor are three double bedrooms, each with charm and character and two with fitted wardrobes. The family bathroom is a delightful space with freestanding rolltop bath.

To the rear of the house is a large Indian sandstone paved terrace for alfresco dining and entertaining. The terrace adjoins the lawn which covers most of the garden. There is established hedging and trees creating a lovely setting for the house.

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.



3



2



2



2.2
Miles







SERVICES

LPG central heating. Mains electrics and water with drainage via septic tank. (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 B

ENERGY PERFORMANCE

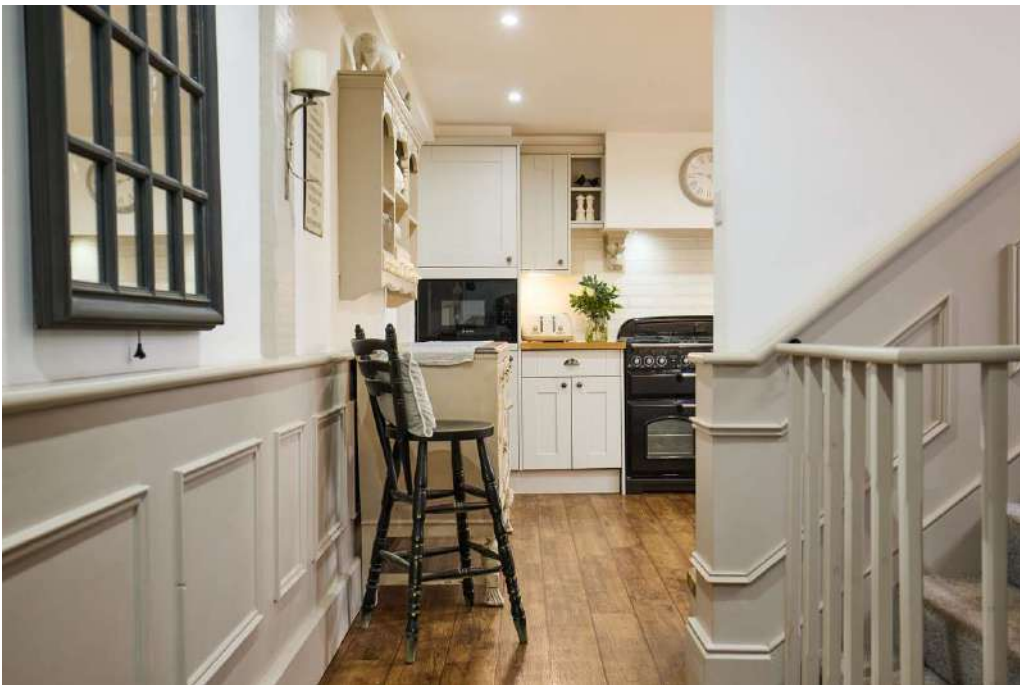
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VIEWING

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



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

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