



AVONDALE

Norwich Road, Besthorpe, Norfolk, NR17 2LB

HAMMOND
STRATFORD

FOR SALE

£200,000



“Charming 2-bed terraced cottage with 2 reception rooms, providing a blank canvas with fantastic potential in a well-connected village setting.”

THE FEATURES

- ✓ Mid-terraced cottage situated in Besthorpe on the outskirts of Attleborough
- ✓ Offered with No Onward Chain!
- ✓ 2 first floor bedrooms - both benefitting from integrated storage
- ✓ Galley-style kitchen features exposed brickwork and fitted units, opening to the dining room and conservatory
- ✓ Well-proportioned lounge with exposed beams, open fireplace and under-stair storage
- ✓ Separate dining room with double doors to the conservatory - ideal for entertaining!
- ✓ First floor shower room with shower enclosure
- ✓ Electric heating and double glazing
- ✓ Good-sized rear garden with lawn, patio and outbuilding ideal for home office/annexe/studio (STPP)
- ✓ Ideally situated for Wymondham College, Attleborough, the A11, mainline railway station and bus routes



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THE PROPERTY

Step inside this charming terraced cottage boasting character features and offering an exciting opportunity for transformation.

The interior includes a welcoming lounge with cosy fireplace, a separate dining room opening to a conservatory with garden access, plus a galley-style kitchen to the rear.

Two good-sized bedrooms occupy the first floor, both with storage, complemented by a convenient shower room.

Packed with potential, the home offers a fantastic blank canvas for modernisation or reimagination to create something special.

THE OUTSIDE

The property is fronted by a low maintenance garden laid to shingle bounded by fencing, with a path leading to the entrance.

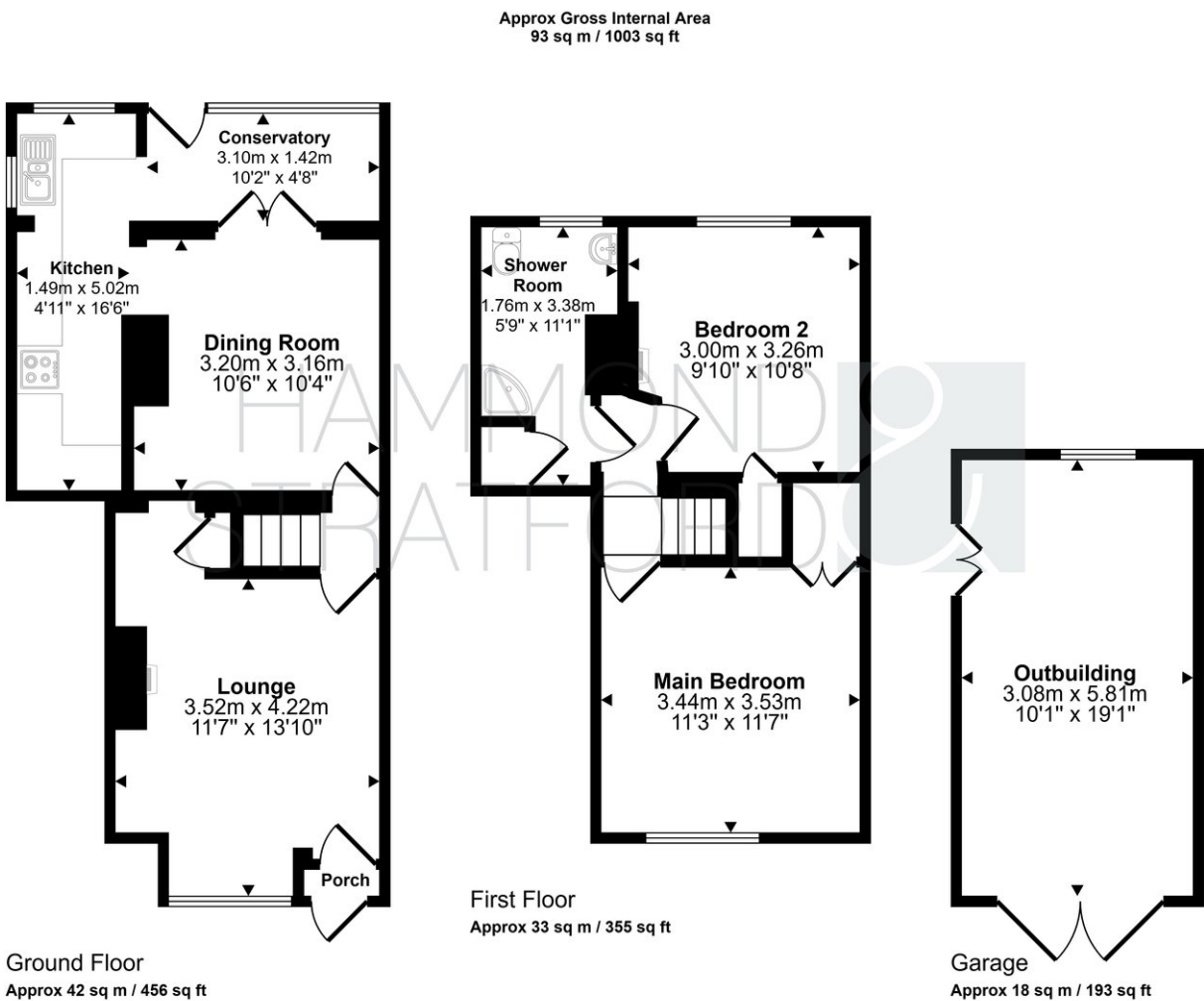
To the rear, the property benefits from an enclosed rear garden, featuring a lawn, patio and mature planting. A distinctive brick and flint outbuilding with barn-style doors, light and power adds further potential and provides the ideal space for a home office/annexe/studio (STPP) to suit individual needs.

Pedestrian and vehicular access is via a shared driveway to the left-hand side of the row of terraces, owned by the neighbouring property. Double gates provide access into the enclosed garden.

THE AREA

Conveniently located near Attleborough, Besthorpe is a well-connected village with a countryside feel. Residents enjoy rural surroundings with the bonus of being less than 2 miles from Attleborough, where they can take advantage of supermarkets, primary and secondary schools, a leisure centre, and excellent transport links via the A11, bus routes, plus a mainline train station in Attleborough to Norwich, Cambridge and beyond.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

Leave Attleborough via Norwich Road, B1077 and cross the A11 flyover. Just before the road joins the A11 turn left into a continuation of Norwich Road and pass Besthorpe Plant Centre & Farm Shop on your left. The property can then be found shortly after on the left-hand side, just before reaching a small commercial complex.

TENURE

Freehold

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

A

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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