

abbotFox



Attleborough, NR17
Guide £325,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this spacious family living with a generous garden in the heart of Attleborough. Set well back from the road behind a generous private driveway this spacious and extended family home this home offers over 1,250 sq. ft. of versatile living space. Ideally located just a short walk from the centre of Attleborough, the property offers the perfect balance of town convenience and peaceful residential living.







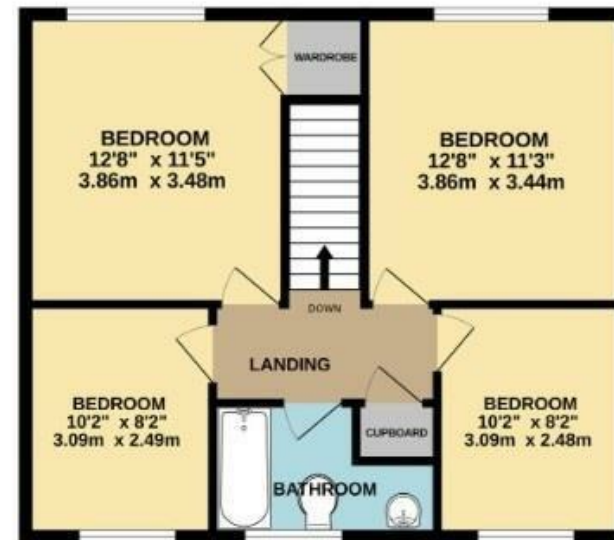
THE HIGHLIGHTS____

- Four bedrooms
- 23ft reception room with adjoining garden room
- Modern fitted kitchen with integrated appliances
- Gas central heating and double glazing throughout
- Large rear garden with patio
- Driveway parking for multiple vehicles
- Integral garage with power and lighting
- Short walk to town centre amenities

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.