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Select

Blenheim House  
Old Buckenham Road  
Attleborough  
Norfolk



A SPACIOUS AND PARTICULARLY HANDSOME FAMILY HOME WITH LARGE GARDEN

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## Blenheim House, Old Buckenham Road, Attleborough, Norfolk, NR17 1NQ

2

### RECEPTION HALL

A very spacious hall and a room in its own right, the hall gives access to all ground floor accommodation and features engineered oak wood flooring and a staircase to the first floor.

### LIVING ROOM

A particularly spacious and bright room with engineered oak wood flooring, double glazed windows to three sides, double glazed patio doors to rear aspect, two radiators and an open fireplace with decorative surround.

### DINING ROOM

Stripped wooden floorboards, two double glazed windows to front aspect, double glazed window to side aspect, open fireplace with decorative surround, fitted corner storage cupboard and serving hatch to kitchen.

### OFFICE/PLAYROOM

Radiator, two double glazed doors to garden and windows to side and rear aspects.

### KITCHEN/BREAKFAST ROOM

Range of oak wall mounted and base units, working surfaces, electric ceramic hob, electric oven, one and a half bowl sink and drainer with mixer tap, integrated extractor, double glazed window to side aspect, radiator and tiled floor.

### UTILITY ROOM

Tiled floor, butler sink, plumbing for dishwasher, single glazed window to rear aspect, door to garden and door to boiler room.

### BOILER ROOM

Floor mounted boiler, hot water tank and plumbing for washing machine.







## FIRST FLOOR LANDING

Coving to ceiling, stripped wooden floorboards, stairs to second floor loft room, storage cupboard and airing cupboard. Door to stairwell leading to loft room and Bedroom Three.



## BEDROOM ONE

Double glazed windows to side and rear aspects, radiator, built in cupboard, stripped wooden floorboards, coving to ceiling and door to en suite.

## EN SUITE

Pedestal wash hand basin with mixer tap, WC, shower cubicle with wall mounted shower, part tiled walls, tiled floor, shaver point and extractor.



### BEDROOM TWO

Two double glazed windows to front aspect, double glazed window to side aspect, coving to ceiling, stripped wooden floorboards, built in cupboard and radiator.  
(Currently used as a dressing room.)

### BEDROOM THREE

Double glazed window to front aspect, coving to ceiling, stripped wooden floorboards, built in cupboard and coving to ceiling.

### BEDROOM FOUR

Double glazed windows to side and front aspects, painted wooden floorboards, coving to ceiling, radiator and built in storage cupboard.

### BEDROOM FIVE

Double glazed windows to side and rear aspects, radiator and built in cupboard.

### BATHROOM

Pedestal wash hand basin, bath with mixer tap and hand held shower attachment, heated towel rail, tiled floor, part tiled walls, shaver point, coving to ceiling and obscure double glazed window to rear aspect.

### SEPARATE WC

WC, wall mounted wash basin, engineered oak wood flooring, double glazed window to rear aspect, coving to ceiling and part tiled walls.

### LOFT ROOM

Two double glazed Velux windows to rear aspect (one acts as fire escape), radiator, spotlights, eaves storage and door to loft storage area. Some restricted head height.





## EXTERNAL

The property is set back from the road and has a driveway providing parking and turning and which also leads to the Garage. The gardens surround the property with by far the largest portion to the rear which faces west. The total plot measures approximately 0.4 acre (SMTS)

There are mature fruit trees and specimen shrubs throughout with planted flower borders rose garden, wood store and greenhouse to rear.



## ATTLEBOROUGH

Attleborough is a thriving town in mid/South Norfolk, very well placed for access to Cambridge, Norwich and London via the A11 and within 20 minutes drive of the UEA, the Norfolk and Norwich Hospital and the Science Park. The town also boasts a rail service to Norwich and Cambridge with onward connections to Stansted Airport and London.

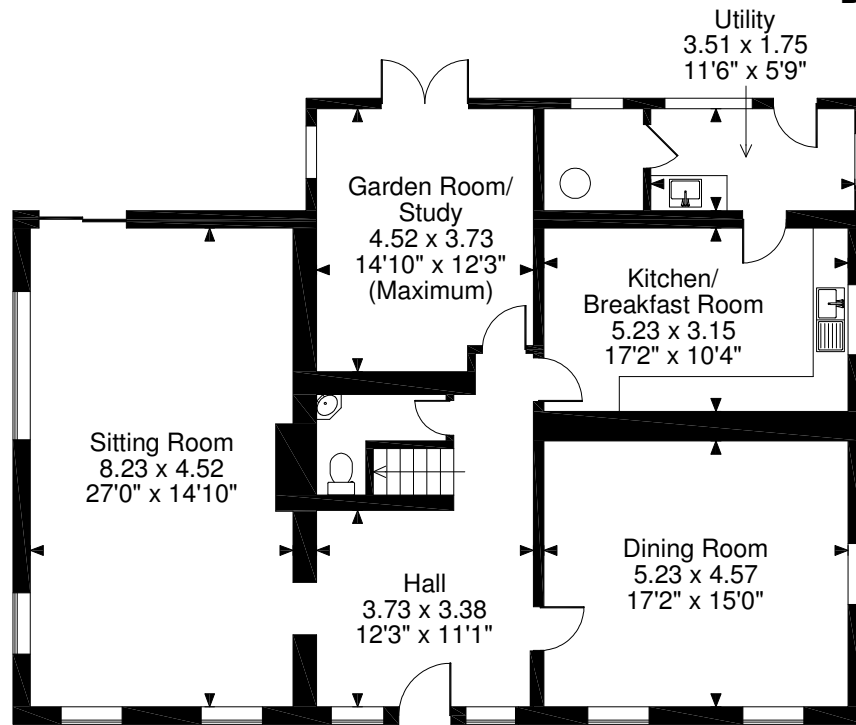
The town has a full range of amenities including medical, dental and educational facilities and has a bustling centre with a wide range of independent retailers and two supermarkets.

## AGENTS NOTE

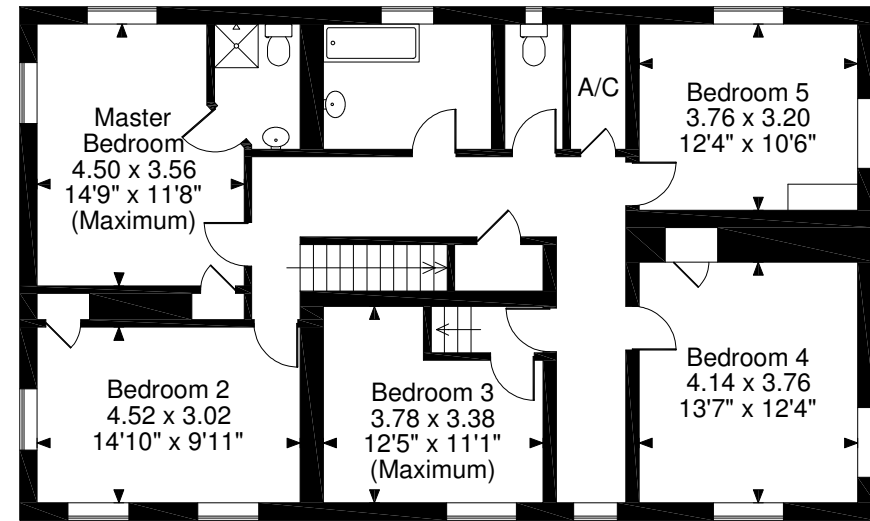
Please be aware, the land to the west of Blenheim House is included in the Attleborough Expansion Zone.



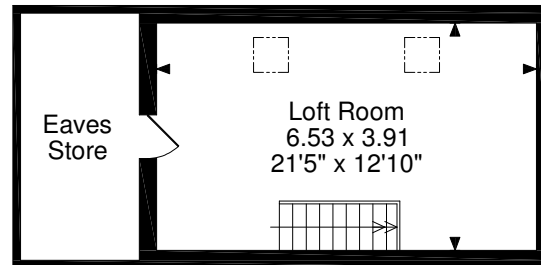
# Blenheim House, Buckenham Road, Attleborough



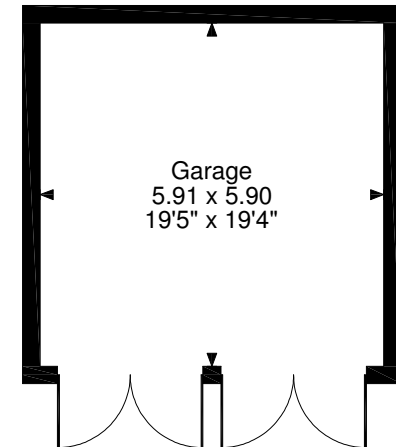
Ground Floor



First Floor



Second Floor



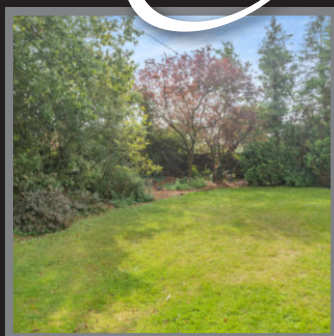
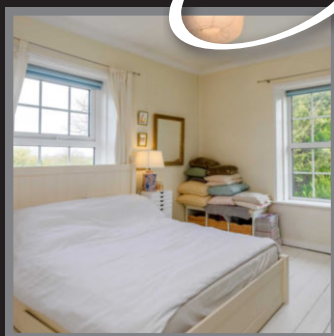
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# Select

A particularly handsome detached Georgian style family home with large gardens on the outskirts of Attleborough. The property offers considerable further potential and extensive and well proportioned accommodation.



Viewing by appointment with our  
Select Consultant on

01603 221797

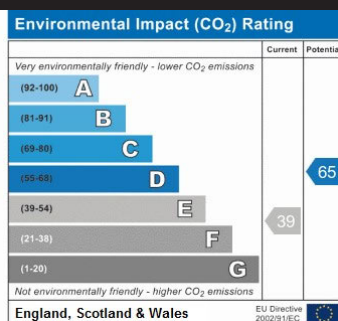
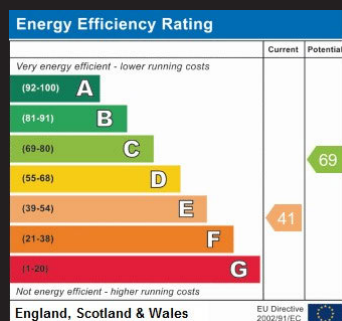
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