

Campion Way Attleborough NR17

Guide Price **£240,000**

DONNA VINCENT

eXp

- Ref: DV1198
- Guide Price £250,000 - £260,000
- Beautifully Presented Three-Bedroom Semi-Detached Home
- Desirable Corner Plot Position
- Comfortable Lounge/Diner with Bespoke Media Wall
- Kitchen/Breakfast Room
- Main Bedroom with Recently Refitted En-Suite
- Enclosed Rear Garden with Raised Decked Seating Area
- Garage & Off-Road Parking
- Ideal First-Time Buy, Couple or Young Family Home

Council Tax Band: B

Tenure: Freehold





An attractive and beautifully presented three-bedroom semi-detached home, occupying a desirable corner plot on the popular Robertsfield development. Offering well-appointed, well-proportioned accommodation, a garage and parking, this is a home that's ready to move into and enjoy.

The ground floor offers a welcoming entrance hall, cloakroom, kitchen/breakfast room and a comfortable lounge/diner, providing a great space for both everyday living and entertaining.

Upstairs are three bedrooms and the family bathroom, with the main bedroom benefiting from its own recently re-fitted en-suite shower room.

Outside, the corner plot adds to the appeal, while a garage and off-road parking are conveniently positioned to the rear.

A fantastic opportunity for first-time buyers, couples or a young family looking for a well-presented home on this popular development. Early viewing is highly recommended.

Accommodation Comprises:

Ground Floor

Entrance Hall A side entrance door opens into the welcoming entrance hall, with doors leading to the cloakroom, kitchen/breakfast room and lounge/diner. Radiator and stairs rising to the first floor.

Cloakroom Fitted with a WC and wash hand basin with storage cupboards below. Heated towel radiator.

Lounge/Diner A comfortable reception room with an aspect to the rear and twin opening patio doors leading directly onto the patio and rear garden. A bespoke built-in media wall provides an attractive focal point to the room. Radiator.

Kitchen/Breakfast Room Fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks, incorporating a one-and-a-half bowl sink unit. Induction hob with oven below and cooker hood above, integrated dishwasher and space for a washing machine and tall fridge/freezer. Wall-mounted gas boiler, radiator and space for a small table and chairs. Aspect to the front.

First Floor

Landing Doors leading to all three bedrooms and the family bathroom. Access to the loft space.

Bedroom 1 A double bedroom with an aspect to the front. Radiator and built-in airing cupboard housing the hot water tank. Door leading to the en-suite shower room.

En Suite A recently refitted en-suite shower room, fitted with a corner shower enclosure with drench shower head and separate handheld mixer spray, WC and wash hand basin with storage drawers below. Heated towel radiator.

Bedroom 2 A double bedroom with an aspect to the rear. Radiator.

Bedroom 3 With an aspect to the rear, radiator and built-in double wardrobe cupboard with sliding mirrored doors.

Bathroom Fitted with a bath, WC and wash hand basin. Radiator.









Outside The property occupies a corner plot position, with the open-plan front garden predominantly laid to lawn and complemented by established shrubs and a decorative tree. A paved pathway leads to the entrance and continues to a timber gate providing access into the rear garden.

The enclosed rear garden is predominantly laid to lawn with a decorative planted border and a raised decked seating area positioned towards the rear of the garden. There is also a timber garden shed with power connected.

The garage is situated to the rear of the property, with off-road parking for one vehicle in front of the garage.

Garage With up-and-over door.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.











ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

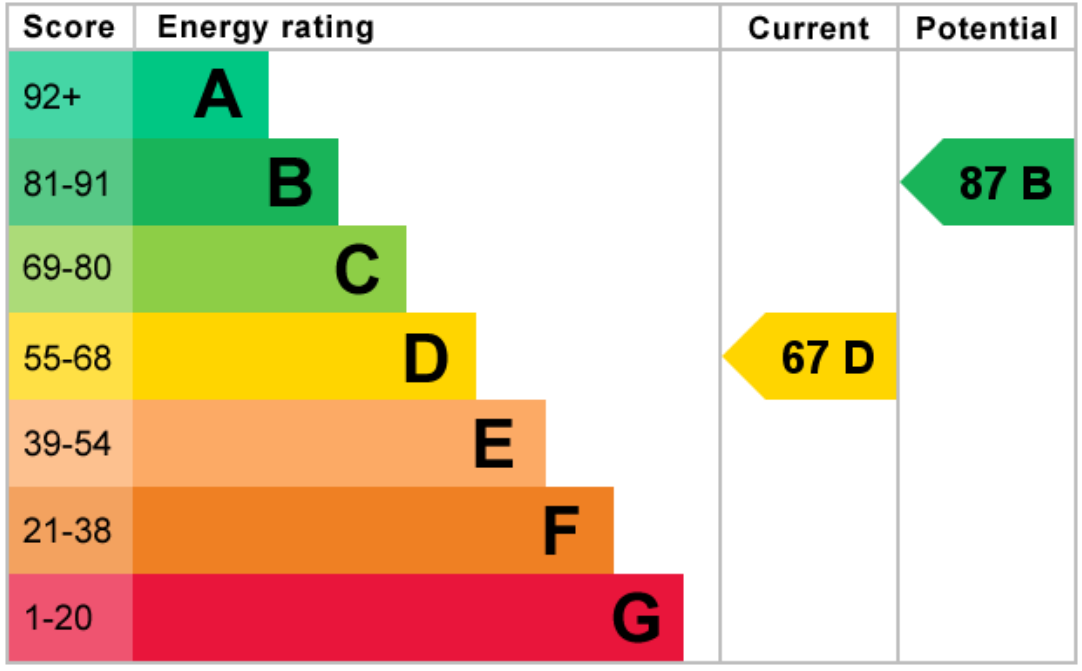
Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.


Lounge/Diner
12'0" x 14'8"
3.67 x 4.48 m
Kitchen/Breakfast Room
11'10" x 8'7"
3.62 x 2.62 m
Hallway
9'0" x 5'10"
2.74 x 1.79 m
WC
2'5" x 5'10"
0.75 x 1.79 m
Floor 0
Bathroom
6'4" x 5'6"
1.94 x 1.70 m
Bedroom
7'0" x 8'5"
2.14 x 2.57 m
Bedroom
10'3" x 11'3"
3.15 x 3.45 m
Bedroom
9'3" x 6'0"
2.83 x 1.84 m
Landing
4'0" x 5'7"
1.24 x 1.71 m
Bathroom
5'3" x 5'1"
1.62 x 1.55 m
S
E
W
N
Floor 1
Approximate total area(1)
659 ft²
61.2 m²
Reduced headroom
7 ft²
0.7 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
67 D
87 B