

New Road, Attleborough, NR17

Guide Price **£300,000**

DONNA VINCENT

exp

- Ref:DV1198
- Extended Four-Bedroom Semi-Detached Home
- Ideal for Growing Families
- Fantastic Potential to Update & Personalise
- Generous & Versatile Accommodation
- Kitchen & Separate Dining Room
- Additional Reception/Living Space
- Useful Utility Area
- Garage & Gardens
- Convenient for Nearby School & Local Shop

Council Tax Band: C

Tenure: Freehold





Offering generous and versatile accommodation, this extended four-bedroom semi-detached home presents an excellent opportunity for buyers looking for a spacious family property they can truly make their own.

The property has been extended to provide plenty of living space, with a kitchen, dining room, additional reception room and useful utility area, creating a practical layout well suited to busy family life.

Upstairs, there are four bedrooms together with the family bathroom, providing ample accommodation for a growing family.

Whilst the property would benefit from some updating and modernisation, it offers fantastic potential to put your own stamp on it and create a wonderful long-term home.

Outside, the property is complemented by gardens and a garage, providing further useful space and storage.

Conveniently positioned for the nearby school and local shop, this is a property that offers an excellent combination of space, potential and location.

A great opportunity for anyone looking for a substantial family home with scope to update and personalise to their own taste – viewing is highly recommended.

Accommodation Comprises:

<u>Ground Floor</u>

Front Entrance Porch Entrance door, tiled flooring and further door leading into the entrance hall.

Entrance Hall Stairs rising to the first floor, under-stairs storage cupboard, radiator and doors leading to the lounge, kitchen and cloakroom.

Cloakroom WC, wash hand basin and radiator.

Lounge Aspect to rear, radiator and twin-opening UPVC doors leading out to the rear garden.

Dining Room Aspect to rear, radiator and twin-opening UPVC doors leading out to the rear garden.

Kitchen Fitted with a matching range of wall and base units with worktops over. Gas hob with oven below and cooker hood above. Space for under-counter fridge and washing machine. Tiled flooring.

Utility Room Matching wall and base units with worktops over, stainless steel sink, space for dishwasher and wall-mounted gas boiler. Tiled flooring and door leading into the garage.





First Floor

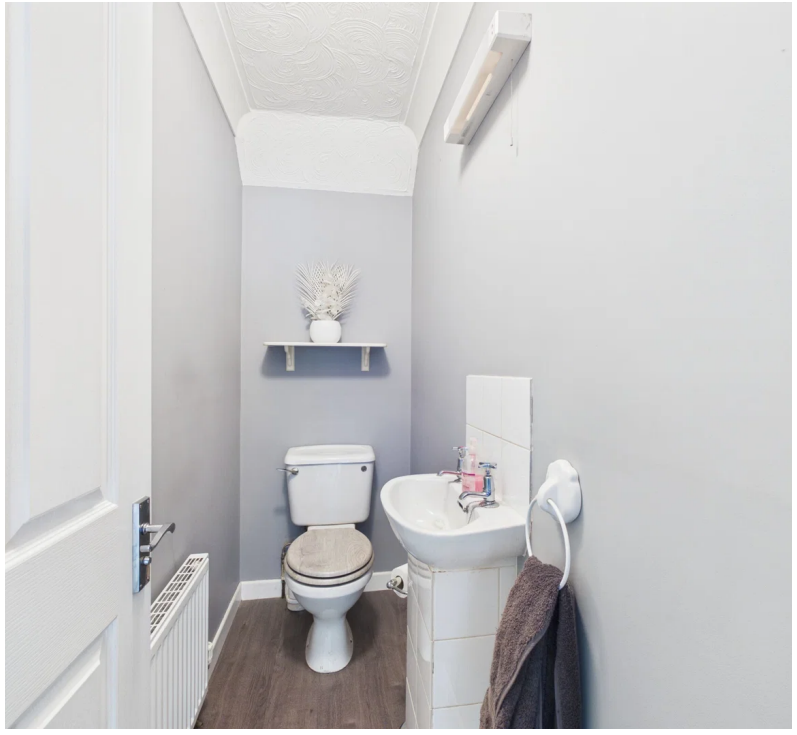
Landing L-shaped landing with doors leading to all bedrooms, two access points to loft space and built-in double-opening storage cupboard.

Bedroom 1 Aspect to rear, two built-in double wardrobe cupboards and radiator.

Bedroom 2 Aspect to front, two built-in double wardrobe cupboards and radiator.

Bedroom 3 Aspect to rear, radiator and full-length built-in wardrobe cupboards with additional cupboards above.

Bedroom 4 Aspect to front and radiator.





Bathroom Four-piece suite comprising walk-in shower cubicle with drench shower head and separate handheld mixer spray, bath, wash hand basin and WC. Built-in airing cupboard housing hot water tank, inset lighting.

Outside The property is approached via a brick-weave driveway providing ample off-road parking, with an additional gravelled frontage. The front is enclosed by fencing to the front and side, with access along the left-hand side of the property leading through to the rear garden.

The rear garden is predominantly laid to lawn and enclosed by fencing and hedging, with a paved patio area providing space for outdoor seating and entertaining. Timber storage shed.

Garage Twin-opening wooden doors to the front, light and power connected, with a personal door providing access to the side.

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.











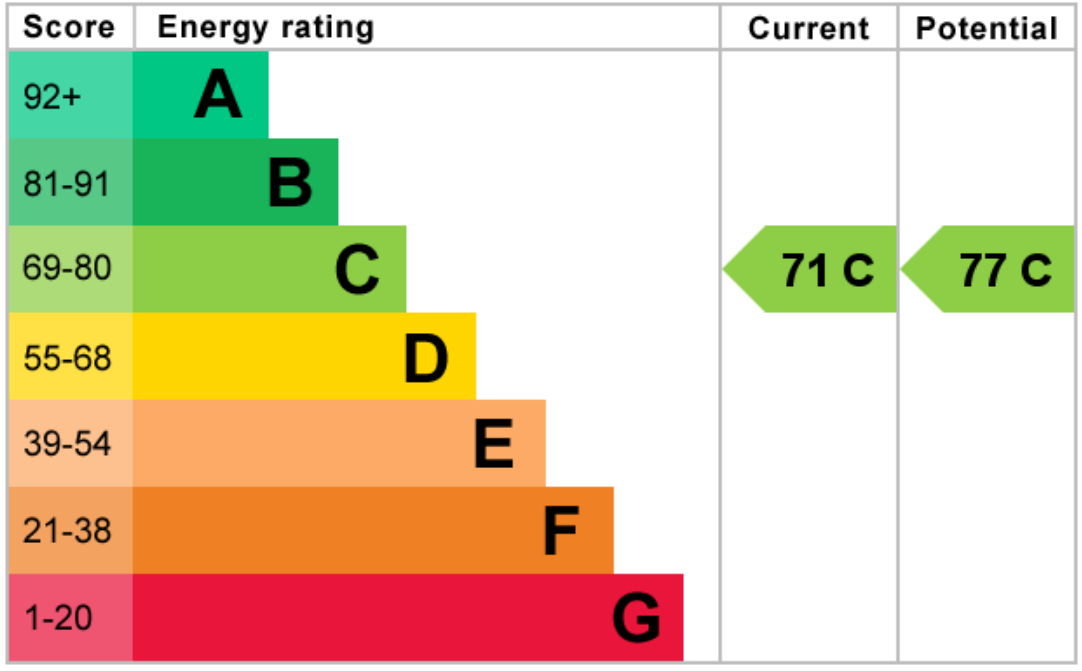
Important Information Regarding Referral Fees

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.


Living Room
13'0" x 14'9"
3.98 x 4.50 m
Kitchen
8'8" x 10'10"
2.66 x 3.32 m
Entry
4'1" x 4'9"
1.25 x 1.46 m
Hallway
8'8" x 4'4"
2.66 x 1.34 m
WC
7'0" x 2'11"
2.16 x 0.91 m
Dining Room
9'4" x 12'0"
2.85 x 3.67 m
Utility Room
5'0" x 8'3"
1.54 x 2.53 m
Garage
16'10" x 8'4"
5.15 x 2.54 m
Floor 0
Bedroom
9'10" x 13'1"
3.01 x 4.00 m
Bathroom
11'6" x 6'2"
3.51 x 1.88 m
Bedroom
9'0" x 8'5"
2.76 x 2.58 m
Landing
8'5" x 2'11"
2.58 x 0.89 m
Bedroom
14'2" x 11'11"
4.33 x 3.65 m
Bedroom
12'8" x 8'6"
3.88 x 2.61 m
Floor 1
E
S
N
W
Approximate total area(1)
1373 ft²
127.8 m²
(1) Excluding balconies and terraces
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
71 C
77 C