



**Paddock Gardens, Attleborough NR17**

**Guide Price £240,000**

**DONNA VINCENT**  
**exp**



- Ref:DV1198
- Guide Price £240,000- £250,000
- Well-Presented Three-Bedroom Semi-Detached Home
- Walking Distance of Attleborough Town Centre
- Convenient for Local Schools & Amenities
- Within Walking Distance of the Train Station
- Comfortable Lounge
- Kitchen/Diner
- Flexible Third Bedroom – Ideal Study/Home Office
- Good-Sized Rear Garden with Two Patio Areas

**Council Tax Band: B**

**Tenure: Freehold**

Situated in a small close within easy walking distance of Attleborough town centre, local schools, amenities and the train station, this well-presented three-bedroom semi-detached home would make a fantastic first purchase, family home or move for anyone looking for a conveniently located property.

The accommodation includes an entrance porch, comfortable lounge and kitchen/diner, with three bedrooms upstairs – the third offering the flexibility to work perfectly as a home office or study. Outside, there is a good-sized rear garden with two patio areas, ideal for relaxing and entertaining.

Well presented, conveniently located and ready to enjoy, this is a lovely home that really does need to be viewed.

### **Accommodation Comprises:**

#### **Ground Floor**

**Entrance Porch** Entered via a UPVC glazed entrance porch, with glazing to the front and sides, providing a light and practical entrance to the property. Front entrance door leading into the Entrance Hall.

**Entrance Hall** Staircase rising to the first floor and opening through to the lounge.

**Lounge** A comfortable reception room with front aspect, wooden flooring, radiator and inset ceiling lighting. Bespoke fitted shelving provides useful storage beneath the staircase. Door leading through to the Kitchen/Diner.

**Kitchen/Diner** A well-proportioned kitchen/diner with space for a dining table and chairs and UPVC patio doors opening directly onto the rear garden. Fitted with a range of matching wall and base units with work surfaces over, inset sink and tiled splashbacks. Gas hob with oven below and cooker hood above, together with spaces for an American-style fridge/freezer, washing machine and dishwasher. Tiled flooring with underfloor heating and radiator.





## **First Floor**

**Landing** Access to the loft space, radiator and built-in airing cupboard housing the gas boiler. Doors leading to all three bedrooms and the family bathroom.

**Bedroom 1** A double bedroom with front aspect and radiator.

**Bedroom 2** A further double bedroom with rear aspect, radiator and built-in double wardrobe cupboards providing useful storage.

**Bedroom 3** A single bedroom with front aspect and radiator, currently utilised as a home office/study.

**Bathroom** Fitted with a P-shaped bath with shower screen, WC and wash hand basin with useful storage cupboards below. Heated towel radiator and inset ceiling lighting.

**Outside** The front garden is laid to lawn and enclosed by low-level picket fencing, with a paved pathway leading to the front entrance and established hedging to one side. The pathway continues along the side of the property, with a timber gate providing access to the rear garden.

The good-sized rear garden features a paved patio area immediately outside the kitchen/diner, ideal for outdoor seating, with the remainder predominantly laid to lawn. To the rear is a further raised patio and barbecue area, providing an additional space for outdoor entertaining. The garden is enclosed by timber fencing.

**Garage** With up-and-over door, light and power connected, and a personnel door to the rear providing direct access into the rear garden.





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.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |