

2 SPECKLED WOOD CLOSE

Attleborough, Norfolk, NR17 1GS

HAMMOND & STRATFORD

FOR SALE

£270,000

> "A stylish first step onto the property ladder, complete with a garden cabin, parking and no onward chain, set within a modern development."

THE FEATURES

- ✓ Ideal first purchase, offered with no onward chain and presented in move-in-ready condition
- ✓ Well-presented end-terraced home, positioned within a popular modern development
- ✓ 3 first floor bedrooms, including a comfortable main bedroom with its own en-suite shower room
- ✓ Spacious 15' lounge with plenty of room to relax and double doors opening directly onto the rear garden
- ✓ Modern kitchen/diner with integrated oven and hob and ample storage
- ✓ First floor family bathroom, convenient ground floor WC, plus gas central heating and double glazing
- ✓ Redecorated by the current owners since purchasing in 2025, together with updated carpets for a fresh, modern feel
- ✓ Tandem off-road parking to the right-hand side of the property
- ✓ Enclosed rear garden designed for easy maintenance, with a generous patio ideal for outdoor dining and entertaining
- ✓ Versatile garden cabin added in 2025, providing a fantastic separate space









THE PROPERTY

Positioned within a popular modern development, this inviting 3 bedroom end-terraced home makes a particularly appealing first purchase. Its bright, well-planned accommodation has been refreshed by the current owners since their 2025 purchase, including redecoration and updated carpets.

A welcoming entrance hall connects the ground floor accommodation, with a modern kitchen/diner providing room for everyday dining and a convenient WC nearby. At the rear, the 15' lounge offers excellent living space and opens through double doors onto the garden, creating an easy connection between inside and out.

Upstairs, the main bedroom enjoys the added luxury and practicality of an en-suite shower room. 2 further bedrooms provide flexibility for children, guests or home working, while the family bathroom completes the first floor.

Offered with no onward chain, this is a home ready for its next owners to move in.

THE OUTSIDE

The outside space has been designed with easy upkeep and enjoyment in mind. Tandem off-road parking sits alongside the house, while gated access leads into the enclosed rear garden. A generous paved terrace immediately outside the lounge provides plenty of room for outdoor dining and entertaining, with artificial lawn and raised planting. A particularly useful addition is the garden cabin, installed by the current owners in 2025 and offering a versatile separate space for home working or hobbies, currently used as storage.

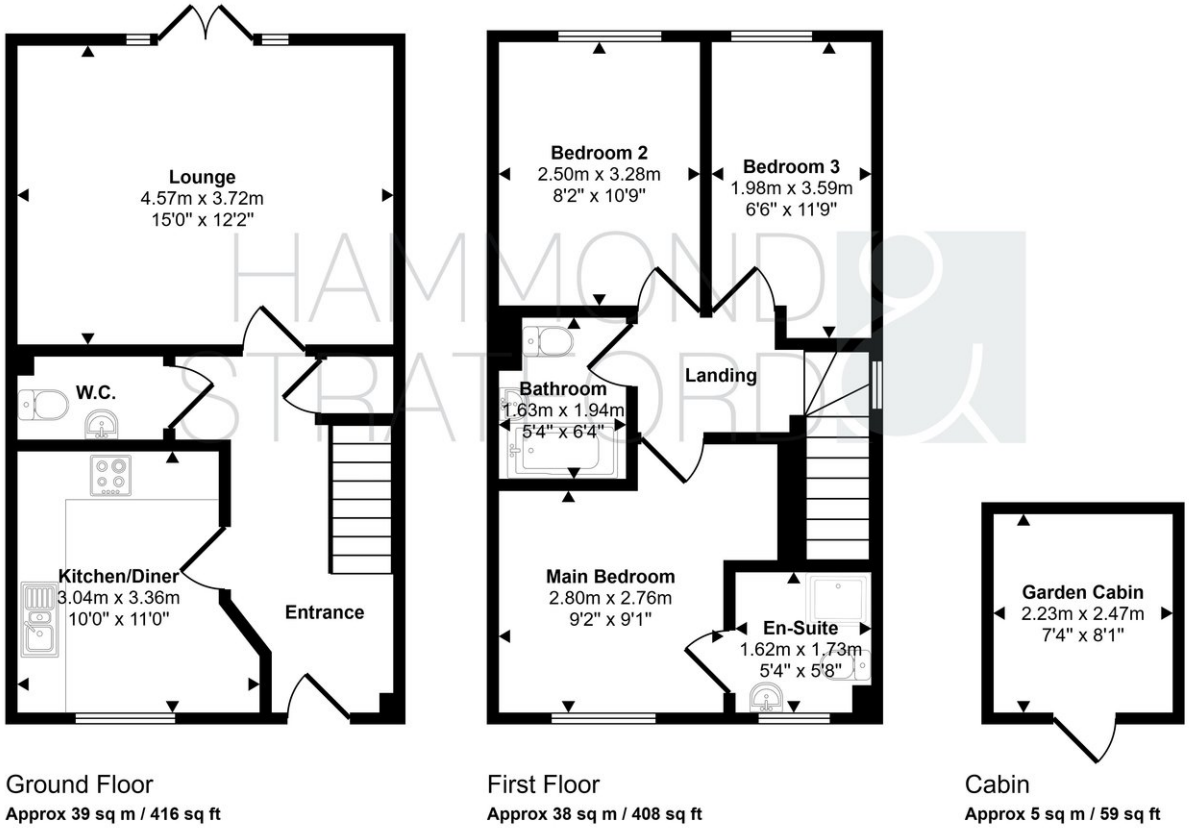




THE AREA

Nestled in the heart of Norfolk, Attleborough is a thriving market town that perfectly blends traditional charm with modern convenience. With its vibrant weekly market, schools and a growing selection of independent shops, cafés and restaurants, it’s easy to see why Attleborough is a popular choice for families and commuters alike. The town offers superb transport links, including a mainline railway station with direct services to Norwich and Cambridge, as well as easy access to the A11. Surrounded by picturesque countryside and close to Thetford Forest, Attleborough provides a relaxed, community-focused lifestyle with all the essentials on your doorstep.

Approx Gross Internal Area
82 sq m / 884 sq ft

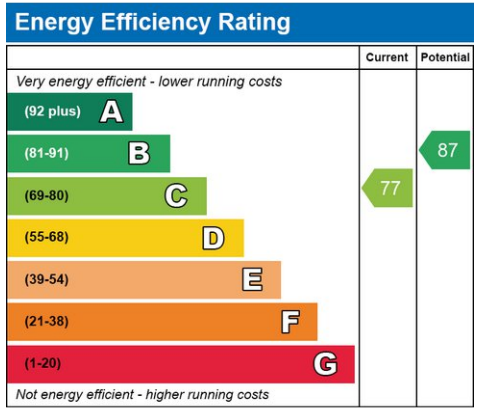


Ground Floor
Approx 39 sq m / 416 sq ft

First Floor
Approx 38 sq m / 408 sq ft

Cabin
Approx 5 sq m / 59 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



DIRECTIONS

Head away from central Attleborough via London Road and turn right onto Goldfinch Drive. Turn left onto Speckled Wood Close where the property can be found on the right-hand side.

AGENTS NOTE

We have been advised there is a service charge of £40 per annum, however we have yet to see documentation to confirm this.

TENURE	Freehold
LOCAL AUTHORITY	Breckland District Council
COUNCIL TAX BAND	B

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

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