



7 Forge Close

Old Buckenham, Attleborough, NR17 1RX

£260,000

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Welcome to this exceptionally well-presented three-bedroom semi-detached home situated in the highly regarded village of Old Buckenham. Offering bright and contemporary living spaces that include an open-plan kitchen and dining area, this property is perfectly suited for modern family life. The home further benefits from a private rear garden and a principal bedroom with an en-suite shower room, presenting an excellent opportunity for prospective buyers.

- Three well-proportioned bedrooms.
 - Principal bedroom with en-suite shower room.
 - Family bathroom
 - Oil-fired central heating system
- Contemporary kitchen
 - Boarded and double-insulated loft space
 - Low-maintenance rear garden
 - Desirable village location



DETAILED DESCRIPTION

This attractive red-brick property offers thoughtfully arranged accommodation set over two floors, finished to a high standard throughout. Upon entering the ground floor, a welcoming hallway with a convenient under-stairs storage cupboard and a cloakroom W/C leads into the main living areas. The layout flows seamlessly into a spacious front-facing lounge, which is fully carpeted, features elegant ceiling coving, and includes double doors that open into the dining area.

The entire ground floor benefits from underfloor heating, with each room being independently controlled to ensure maximum comfort. The dining room connects directly to the modern kitchen, which is fitted with sleek white cabinetry, timber-effect worktops, a ceramic sink with a waste disposal unit, and an integrated dishwasher. Natural light floods the dining space, with French doors providing direct access to the rear garden.

Ascending to the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom, positioned to the rear of the property, features built-in storage and a private en-suite shower room. A second double bedroom faces the front aspect, while the third bedroom, which also benefits from a built-in wardrobe, overlooks the rear. The family bathroom is bright and contemporary, complete with a bathtub, a skylight, dark wood-effect flooring, and a W/C and wash basin set into a modern vanity unit. Further enhancing the home's practicality, the loft is fully boarded and double-insulated, easily accessible via a fitted hatch and ladder.

Externally, the property features a low-maintenance gravelled front area, with parking and a paved pathway leading to the front entrance. To the rear, the unlandscaped garden is highly practical, primarily composed of a large composite deck enclosed by secure timber fencing, complete with a useful wooden storage shed. The home is supplied by a 1225-litre oil tank.

LOCAL AREA AND FACILITIES

Situated in the highly sought-after Norfolk village of Old Buckenham, the property enjoys access to one of the largest village greens in the UK. The village is well-served by local amenities, including an active village hall, traditional public houses, a local convenience shop, and picturesque walking routes. Families are particularly well catered for, with both Old Buckenham Primary School and Old Buckenham High School located within the village itself. For a wider range of facilities and transport links, the bustling market town of Attleborough is just a short drive away. Attleborough offers a comprehensive selection of supermarkets, independent shops, and health services. Commuters will benefit from Attleborough Railway Station, which provides regular direct services to Norwich and Cambridge, alongside excellent road connections via the nearby A11 corridor.

COMPLIANCE AND KEY INFORMATION

EPC Rating: C

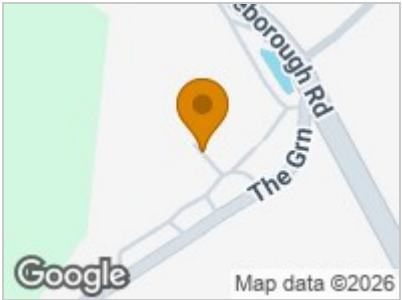
Council Tax Band: B

Local Authority: Breckland District Council.Broadband: Superfast broadband is available in this postcode area.

Utilities and Heating: Mains electricity, water, and drainage. Oil-fired central heating, featuring underfloor heating downstairs with individual room controls.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	