



3 THE BRECKS

Attleborough, Norfolk, NR17 1GA

HAMMOND
STRATFORD 

FOR SALE

Guide £290,000 - £310,000



“3 bedroom detached bungalow offered with No Onward Chain, situated in a popular and convenient location in the market town of Attleborough.”

THE FEATURES

- ✓ Guide Price £290,000 - £310,000
- ✓ Detached bungalow enjoying a cul-de-sac position within the market town of Attleborough
- ✓ Offered with No Onward Chain - an ideal investment in a popular location!
- ✓ 3 good-sized bedrooms including an en-suite shower room to the main bedroom
- ✓ Practical kitchen/diner with integrated appliances
- ✓ Spacious lounge enjoying a feature fireplace to the centre
- ✓ Family bathroom off the hallway with 3-piece suite, gas central heating and double glazing
- ✓ Tandem off-road parking and single garage to the right-hand side
- ✓ Approx. 20' max. rear garden with an area of lawn – ideal for relaxing!
- ✓ Conveniently located for amenities and schools, plus road and rail links





THE PROPERTY

Situated in a cul-de-sac within the market town of Attleborough, this well-proportioned detached bungalow is offered with No Onward Chain. Conveniently located for access to amenities, schools, plus both road and rail links, this property is currently tenanted, making this a ready-to-go investment for the right buyer - call now to view!

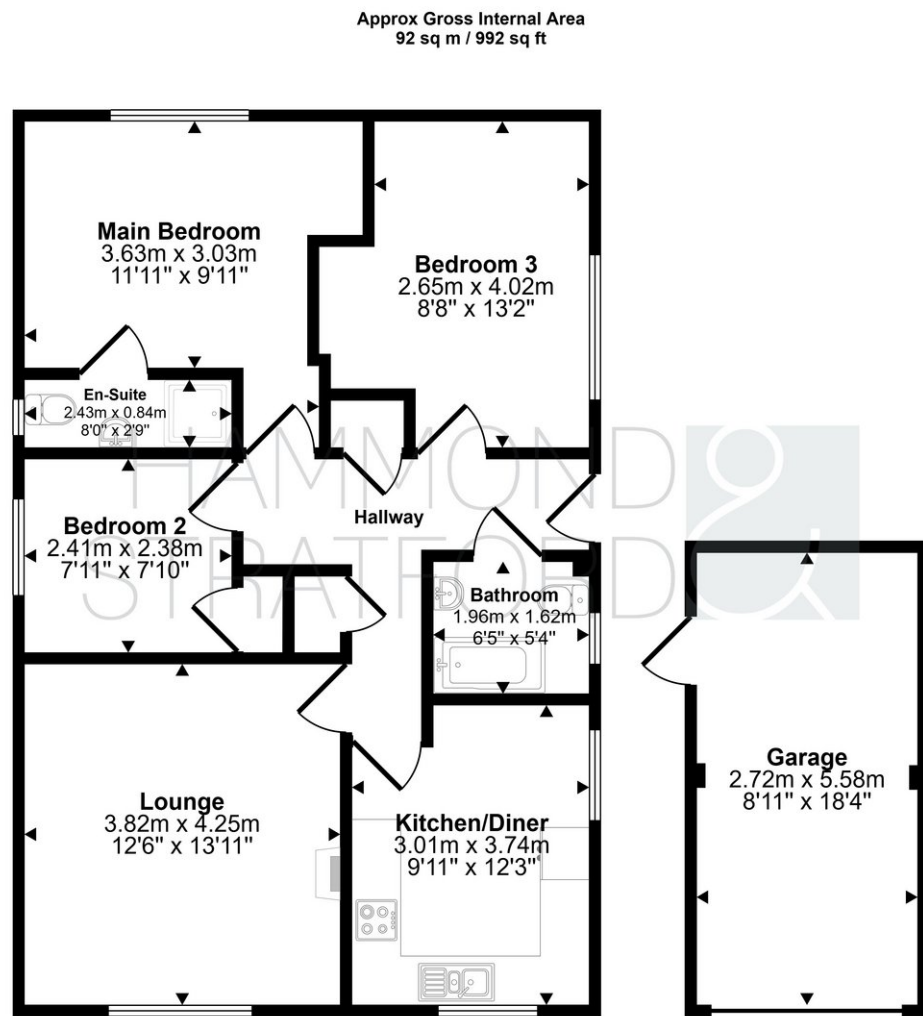
THE OUTSIDE

Situated down a private road, this detached bungalow enjoys a desirable setting in Attleborough. At the front, the property enjoys a low maintenance garden area, with a driveway to the right-hand side providing tandem off-road parking, leading to the single garage with light, power and personnel door. To the rear is the approx. 20' max. garden which features an area of lawn and shingle borders - an ideal space to relax. The septic tank is located within the boundary.

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.





Floorplan
Approx 77 sq m / 829 sq ft

Garage
Approx 15 sq m / 164 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

Leave Attleborough town on High Street, passing Sainsbury's supermarket on the right. As the road becomes London Road turn right onto West Carr Road and turn right onto The Brecks where the property is on the right-hand side.

AGENTS NOTE

Please be advised the property is currently tenanted.
Please be advised there is ongoing development in the area.

TENURE

Freehold

LOCAL AUTHORITY

Breckland District

Council

COUNCIL TAX BAND

C

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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