



Thrush Road, Attleborough - NR17 1GG

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HYBRID ESTATE AGENTS



## Thrush Road

Attleborough

Situated on the very edge of this popular development enjoying an enviable position sitting opposite green space with tree lined views sits this MID-TERRACE HOME enjoying REMAINING NHBC GUARANTEE of 10 years commencing in December 2017. Being attractively decorated, the home offers a welcoming feel with an OPEN KITCHEN/DINING ROOM featuring INTEGRATED APPLIANCES and enjoying the views to the front of the home where the owners have UPGRADED THE FLOORING running through the ground floor accommodation to include the GROUND FLOOR WC. To the rear of the home, a sizeable SITTING ROOM can be found, being more than large enough for both a sitting and dining room suite if desired while backing onto the rear garden through French doors. From the first floor landing a total of THREE BEDROOMS are on offer all having use of the FAMILY BATHROOM and EN-SUITE shower room to the main bedroom. The rear garden is FULLY ENCLOSED and made private due to its position with side access gate taking you towards the OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Mid-Terrace Home With Remaining NHBC Guarantee
- Quiet Edge Of Development Setting
- Open Kitchen/Dining Room With Integrated Appliances
- Large Sitting Room Backing Onto Rear Garden
- Three Bedrooms
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Private & Fully Enclosed Rear Garden
- Driveway To The Side Of The Home

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away.



## SETTING THE SCENE

The property can be found tucked on the very edge of this popular development enjoying views over green space with mature trees planted in the distance. A low level hedge frontage separates the property from the public footpath with smaller lawn, front garden and flagstone walkway taking you towards the tiled and pitched awning above the front door. Parking for the home comes in the form of a tandem driveway located to the right of the home with gated access into the rear garden.

## THE GRAND TOUR

Once inside, the central hallway is the first place to greet you laid with upgraded tiled flooring which proceeds through the majority of the ground floor. The owners have decorated this space attractively with textured wall panelling and carpet runners heading up the stairs for the first floor. The first living space emerges to the right hand side in the form of an open kitchen and dining room. Whilst there is a an array of wall and base mounted storage units fitted with tiled splashbacks, space does remain for a potential breakfast or dining table in front of the uPVC double glazed windows. Integrated appliances include an oven and hob with extraction above whilst leaving room for freestanding appliances with plumbing for a washing machine, dishwasher and tall fridge/freezer. Slightly further down the hallway there is a handy under the stair storage cupboard with two piece WC sat opposite with a continuation of the same tiled flooring towards the rear of the home, the flooring switches to carpet and opens into a 15' sitting room. This space is more than large enough to accommodate both a sitting and dining room suites if desired, whilst to the middle tall uPVC double glazed French doors with floor to ceiling windows sitting either side allow natural light to flood the room and gives access directly into the rear garden.

Off from the landing a total of three bedrooms can be found with the three piece family bathroom suite sat just in the middle complete with part tiled surround and low level radiator. The two smaller bedrooms sit towards the rear of the home with the smallest currently functioning as a storage and laundry room, however, perfectly positioned to become a larger single bedroom, nursery or potential home office setup. Whilst the first of the double bedrooms sits just next door, again with carpeted flooring with rear facing double glazed window overlooking the gardens. Towards the front of the property the main bedroom can be found again boasting a large open floor space suited to a double bed with further storage solutions whilst enjoying floor to ceiling mirrored sliding wardrobes built in to the recess behind the door. Due to its position this room enjoys the tree lined views towards the front of the property as well as an en-suite shower room complete with wall mounted heated towel rail.

## FIND US

Postcode : NR17 1GG

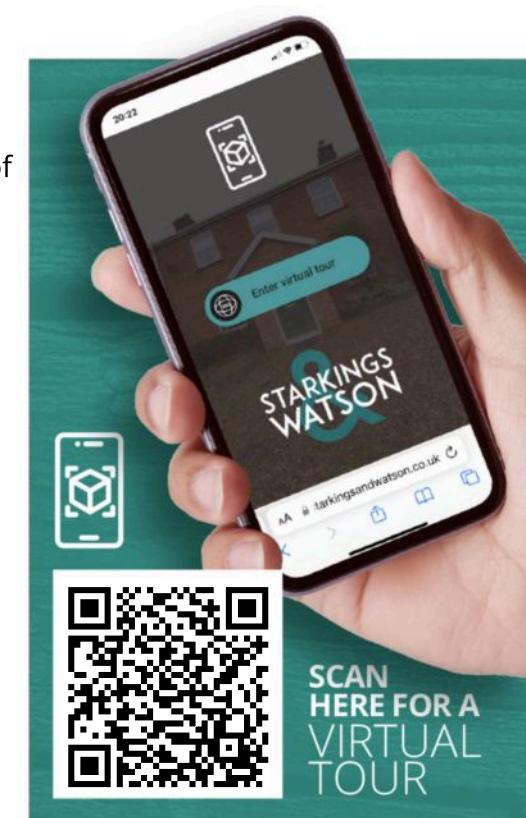
What3Words : ///clues.slam.rekindle

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The current owners have made us aware there are site maintenance fees to be paid. Currently, these are charged at £115 every six months (£230 P/A).



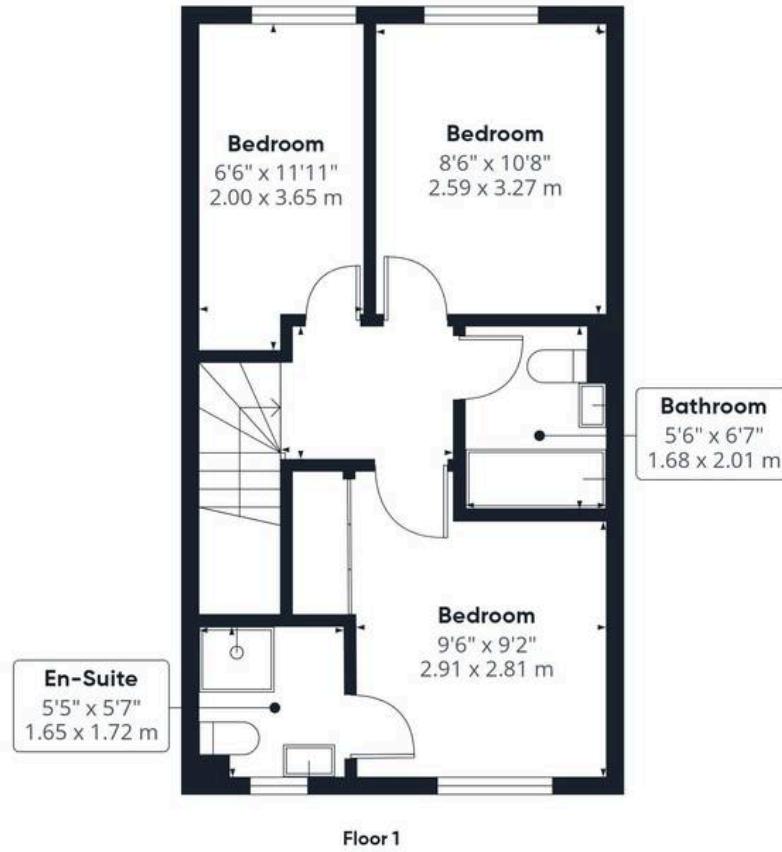




## THE GREAT OUTDOORS

Externally the rear garden is fully enclosed to both sides and the very rear with timber panel fencing reaching a point at the very top of the garden, where the owners have extended the patio seating area and installed raised planting beds for further vibrancy and colour within the garden space. Heading to the right of the garden, a swinging timber gate leads you towards the off road parking, where a tandem driveway allows for the secure parking of two vehicles.





Approximate total area<sup>(1)</sup>

774 ft<sup>2</sup>

72.1 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.