



Dairy Farm Court, Attleborough NR17

Offers Over £230,000

DONNA VINCENT
exp

- Ref:DV1198
- Three-bedroom semi-detached home
- Quiet cul-de-sac location
- Walking distance to Attleborough town centre
- Spacious lounge
- Kitchen/dining room
- Courtyard-style rear garden
- Two allocated parking spaces
- Ideal first-time buy or investment opportunity
- Easy access to local amenities and transport links

Council Tax Band: B

Tenure: Freehold

Introduction

Situated within a cul-de-sac and within easy walking distance of Attleborough town centre, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation comprises an entrance hall, comfortable lounge and a kitchen/dining room overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from two parking spaces and a private, low-maintenance courtyard-style rear garden, providing an ideal space for relaxing or entertaining.

Combining a convenient location, practical accommodation and excellent value, this delightful home is perfectly suited to those seeking a property close to local amenities, schools and transport links.

Accommodation Comprises:

Ground Floor

Entrance Hall Part-glazed opaque entrance door leading into the hallway. Radiator, stairs rising to the first floor, and door leading through to the lounge.

Lounge A comfortable reception room with a window to the front aspect, radiator, and an open archway leading through to the kitchen/dining room, creating a light and sociable living space.

Kitchen/Diner Fitted with a matching range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. There is space for a cooker, fridge/freezer, slimline dishwasher and washing machine. Further benefits include an understairs storage cupboard, wall-mounted gas boiler, and twin opening patio doors leading directly into the rear garden.



First Floor

Landing Built-in airing cupboard housing the hot water cylinder with useful shelving. Doors leading to all three bedrooms and the family bathroom.

Bedroom 1 A spacious double bedroom with a window to the front aspect and radiator.

Bedroom 2 A well-proportioned bedroom with a Velux window to the rear aspect and radiator.

Bedroom 3 A versatile third bedroom, currently utilised as a study, with radiator.



Bathroom Fitted with a three-piece suite comprising a panelled bath with mixer shower tap, wash hand basin with vanity cupboards below, and WC. Velux window providing natural light.

Outside To the front, the property benefits from two parking spaces together with a paved pathway leading to the front entrance. Gated side access to the left-hand side provides access into the rear garden.

The rear garden is designed in a courtyard style, featuring a paved patio seating area and an attractive central wildflower-style planted garden, all enclosed by fencing to create a private and low-maintenance outdoor space.



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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		