

St Edmunds Gate, Attleborough NR17

Offers Over **£375,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Fabulous Extended Detached Bungalow
- Four Bedrooms
- Spacious Lounge/Dining Room
- Kitchen/Breakfast Room
- Bathroom & Separate Shower Room
- Versatile Garden Room/Home Office
- Attractive Private Rear Garden
- Off-Road Parking for 3–4 Vehicles
- Walk to Attleborough Town Centre & Bus Stop Nearby

Council Tax Band: C

Tenure: Freehold



Situated within a small close of similar properties, this fabulous extended four-bedroom detached bungalow offers spacious and versatile accommodation, beautifully presented throughout and ideally positioned for convenient access to Attleborough town centre.

The property is particularly well placed for those wanting amenities close at hand, with a bus stop just outside St Edmunds Gate and the town centre within comfortable walking distance, providing access to a wide range of shops, cafés and everyday facilities.

The well-proportioned accommodation includes four bedrooms, a kitchen/breakfast room, spacious lounge/dining room, family bathroom and separate shower room, providing plenty of flexibility for couples, families or those looking to enjoy generous single-storey living.



A further feature is the garden room, offering a versatile additional space which could make an ideal home office, study, hobby room or peaceful retreat overlooking the garden.

Outside, the property benefits from off-road parking for approximately three to four vehicles, while the attractive rear garden has been designed with ease of maintenance in mind. It features an artificial lawn, established hedging and fencing providing a good degree of privacy.

Finished and maintained to a lovely standard, this is an appealing and versatile bungalow for buyers looking for a spacious home in a convenient Attleborough location.

Accommodation Comprises:

Entrance Hall Side entrance door opening into the hallway, with tiled flooring and doors leading to the kitchen, bedroom four/home office and inner hall.

Kitchen/Breakfast Room A well-appointed double-aspect kitchen fitted with a matching range of wall and base units complemented by wooden work surfaces and tiled flooring. One-and-a-half bowl stainless steel sink unit, gas hob with cooker hood above and a mid-height double oven with useful cupboards above and below. Space is provided for a full-height fridge/freezer, washing machine and dishwasher. Further features include a glazed display cabinet, under-unit lighting and a breakfast bar providing a convenient space for informal dining.

Inner Hall L-shaped inner hallway providing access to the loft space and benefiting from a useful built-in storage cupboard with shelving. Doors lead to three further bedrooms, the bathroom, separate shower room and lounge.

Lounge/Diner A spacious L-shaped lounge/diner with an aspect to the front and plenty of room for both comfortable seating and a dining table and chairs, creating a versatile space for relaxing and entertaining. Door leading to the side porch and two radiators.

Side Porch Accessed from the lounge/diner, with a useful built-in storage cupboard and a further separate built-in cupboard with shelving. An external door opens onto the pathway running along the side of the property.









Bedroom 1 A double bedroom with an aspect to the rear, radiator and fitted wardrobes with sliding doors.

Bedroom 2 A further double bedroom with an aspect to the rear and radiator.

Bedroom 3 Another well-proportioned double bedroom with an aspect to the rear and radiator.

Bedroom 4 Originally the garage and subsequently converted to provide a versatile fourth bedroom or home office. Benefiting from a dual aspect, built-in storage cupboards and radiator, together with twin-opening uPVC doors leading directly onto the rear garden.

Bathroom Fitted with a bath with drench-style shower head and separate handheld mixer spray, wash hand basin with storage cupboard below and WC with concealed cistern. Chrome heated towel radiator and inset ceiling lighting.

Shower Room Fitted with a walk-in shower enclosure, wash hand basin with useful storage cupboard below and WC. Chrome heated towel radiator and inset ceiling lighting.

Outside The open-plan front garden is predominantly laid to gravel, providing off-road parking for approximately two/three vehicles. To the side of the property is a brick-weave driveway providing additional parking for a further vehicle, with a timber gate to the right hand side providing access into the rear garden.

The rear garden has been carefully landscaped and designed to provide an attractive yet low-maintenance outdoor space. A porcelain-tiled patio provides an ideal area for outdoor seating and entertaining, with an artificial lawn beyond and a metal-framed pergola positioned to the right-hand side.

The garden is enclosed by a combination of fencing and established hedging, providing a good degree of privacy, and benefits from an outside water tap.

There is also a useful timber garden room with power connected, providing a versatile additional space which could be ideal as a home office, studio or hobby room.

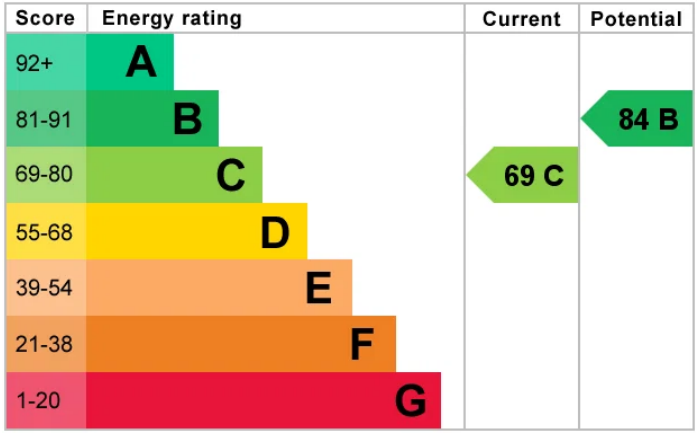
Agent's Note
The seller advises that approval has been granted for the installation of a dropped kerb to the front of the property.

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.











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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.

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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.