



Guide Price £375,000

4 Bedroom Detached House for sale
10 Watling Road, Attleborough





Overview

Fall in love with this remarkable four-bedroom detached home in one of Attleborough's most sought-after residential areas. If you're seeking spacious living and an opportunity to create your very own dream home, step this way!



Key Features

- Detached 4-Bedroom Home
- Extensive West-Facing Garden
- Kitchen-Diner Accompanied by Substantial Dining and Living Room
- Karndean Flooring, Dual-Aspect Living Spaces and Bright Spaces Throughout
- Double Garage, Workshop, Large Driveway and EV Charger
- Optimal Long-Term Home with Potential to Extend (STPP)
- Gas Central Heating and Double-Glazed
- 3-Minute Drive of the A11 and Train Links to Norwich, Cambridge and London
- Walking Distance to the Town Centre, Supermarkets, Eateries and Schools





Welcome to Watling Road, Attleborough, NR17. Nestled in a peaceful cul-de-sac walking distance from the thriving town centre of Attleborough, this impressive detached home offers exceptional living spaces and abundant potential. Here, you will find the perfect balance of tranquil, convenient living, just a 3-minute drive from the A11 and within walking distance of amenities, including independent shops, a supermarket, eateries, and a train station.

Boasting extraordinary living space, family fun, special occasions and entertaining will take on a whole new meaning. The first floor opens to four bedrooms and a family bathroom off the landing. Ensure to book your viewing to see for yourself how this floor can be transformed! Whilst the double garage and adjoining workshop offer excellent scope as additional storage or home office, not to mention potential for an independent annexe. Busy and growing families will appreciate the generous driveway, too.

The west-facing garden is a particular highlight, capturing afternoon and evening sun - perfect for alfresco dining and weekend fun. Fully enclosed with side access, a sun-bathed patio and ample space for all children's play apparatus, this space will never feel cluttered.

Located with excellent connectivity, the A11 provides swift access to Norwich, Cambridge, and London, while still maintaining the charm and community feel of a residential setting. Walks to the town centre, supermarkets, train station and schools means the cars can remain on the driveway more often than not.

This home has so much to offer. Book your viewing today to see for yourself.

What3Words: ///assets.series.treble



Kitchen-Diner

18' 0" x 10' 4" (5.50m x 3.16m)

Karndean flooring, dual-aspect uPVC double-glazed windows, exterior door into the garden, pantry-style built-in cupboard, under stairs cupboard housing the gas boiler, integrated dual oven, gas hob and extractor hood, hardwired ceiling light, coving, radiator and multiple sockets.

Dining / Play Room

18' 0" x 11' 10" (5.50m x 3.61m)

Karndean flooring, dual-aspect uPVC double-glazed windows, coving, wall-mounted hardwired lights, two radiators and multiple sockets.

Living Room

18' 0" x 17' 10" (5.50m x 5.45m)

Karndean flooring, uPVC double-glazed window and patio door, brick chimney breast housing electric fire, coving, wall-mounted lights, radiator, TV aerial and multiple sockets.

Entrance Hall

10' 2" x 5' 8" (3.10m x 1.74m)

Exterior door, fitted carpet, ceiling light, storage cupboard, coving and radiator.

Bedroom One

11' 11" x 9' 1" (3.65m x 2.79m)

Fitted carpet, uPVC double-glazed window, fitted wall-mounted units, coving, ceiling light, radiator and multiple sockets.

Bedroom Two

11' 9" x 8' 6" (3.60m x 2.60m)

Fitted carpet, uPVC double-glazed window, ceiling light, coving, radiator and multiple sockets.

Bedroom Three

8' 11" x 8' 9" (2.74m x 2.68m)

Fitted carpet, uPVC double-glazed window, built-in wardrobe with mirrored sliding doors, ceiling light, coving, radiator and multiple sockets.

Bedroom Four

8' 6" x 7' 5" (2.60m x 2.27m)

Fitted carpet, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

Family Bathroom

6' 8" x 5' 6" (2.04m x 1.69m)

Laminate flooring, obscured uPVC double-glazed window, half and full-height tiled walls, bath with electric shower and glass screen, wash hand basin, toilet and ceiling light.

Double Garage

18' 1" x 15' 8" (5.52m x 4.78m)

Concrete floor, full-width up-and-over garage door, light, power, two interior windows and side door.

Workshop/Office

15' 8" x 7' 5" (4.78m x 2.27m)

Concrete flooring, two exterior and internal windows, light and power.

Outside WC

5' 9" x 3' 3" (1.77m x 1.00m)

Concrete flooring, obscured window, toilet, wash hand basin and electric heater.

Floorplans

GROUND FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1806 sq.ft. (167.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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