



Halifax Close, Attleborough NR17

Offers Over £350,000

DONNA VINCENT
exp

- Ref: DV1198
- Immaculate Four-Bedroom Detached Home
- Popular Newlands Development
- Siding Onto Open Green Space
- Spacious Kitchen/Dining Room
- Separate Study – Ideal for Home Working
- Main Bedroom with En-Suite
- Garage & Parking for 2/3 Vehicles
- Beautifully Presented Throughout
- No Onward Chain

Council Tax Band: D

Tenure: Freehold

Occupying an attractive position on the popular Newlands development, this immaculate and beautifully presented four-bedroom detached home offers spacious, modern accommodation ideally suited to family living.

A particular feature of the property is its position, siding onto an open green space, giving the home a pleasant outlook and a greater feeling of openness.

Presented in excellent condition throughout and ready for its new owners to move straight into, the ground-floor accommodation comprises a welcoming entrance hall, cloakroom, separate study – ideal for those working from home – comfortable lounge and a spacious kitchen/dining room providing a sociable heart to the home.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite shower room, together with the family bathroom.

Outside, the property benefits from a garage and driveway providing off-road parking for approximately two to three vehicles, together with an enclosed rear garden.

Combining an excellent position, beautifully maintained accommodation and practical family space, this is a superb home for buyers looking for somewhere they can simply move into and enjoy.

Offered for sale with no onward chain, early viewing is highly recommended.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door opening into the welcoming entrance hall, with stairs rising to the first floor, useful understairs storage cupboard and radiator. Doors provide access to the study, cloakroom, lounge and kitchen/dining room.

Cloakroom Suite comprising WC and wash hand basin. Radiator.



Study Aspect to the front and fitted with full-length cupboards to one wall, providing excellent storage. An ideal space for those working from home or requiring a separate study.

Lounge A well-proportioned reception room with an aspect to the side and twin-opening patio doors providing direct access onto the patio area and rear garden. Radiator.

Kitchen/Diner A bright and spacious double-aspect room providing an excellent space for both everyday family living and entertaining.

The kitchen is fitted with a comprehensive range of matching wall and base units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a fridge/freezer and dishwasher, together with a gas hob with oven below and cooker hood above.

There is ample space for a dining table and chairs, radiator and a door leading through to the utility room.

Utility Room Fitted with a further range of matching wall and base units. Integrated washing machine and space for a tumble dryer. A UPVC door opens onto the side pathway, which in turn provides access into the rear garden.

First Floor

Landing First floor landing with access to the loft space, built-in storage cupboard with shelving and a separate airing cupboard housing the water tank. Doors provide access to all four bedrooms and the family bathroom.



Bedroom 1 Aspect to the side, built-in double wardrobe cupboards providing useful hanging and storage space, and radiator. Door to the en-suite shower room.

En-Suite Suite comprising walk-in shower, WC and wash hand basin set within a vanity unit. Chrome heated towel radiator.

Bedroom 2 Aspect to the side and radiator.

Bedroom 3 Aspect to the front and radiator.

Bedroom 4 Aspect to the front and radiator.

Family Bathroom Suite comprising bath with glass shower screen and shower over, WC and wash hand basin. Chrome heated towel radiator.

Outside To the front of the property is an attractive open-plan lawned area, extending around to the side and overlooking the adjoining greensward, creating a pleasant feeling of openness.

A brick-weave driveway provides off-road parking for two/three vehicles, with a pathway leading to the front entrance door. A timber gate to the side provides access into the rear garden.

The enclosed rear garden is designed for ease of maintenance and features a paved patio area, with a pergola and polycarbonate roof providing a sheltered space for outdoor seating and entertaining. The garden is enclosed by a combination of walling and fencing.

Garage Up-and-over door with light and power connected.

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:

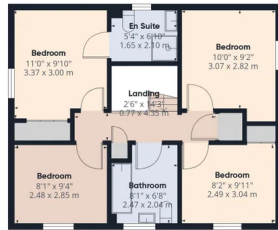
For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1075 ft²
99.8 m²

(1) Excluding balconies and terraces

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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		