



New North Road, Attleborough NR17 2BJ

welcome to

New North Road, Attleborough

Welcome to this inviting three bedroom detached bungalow located in the heart of Attleborough. This charming residence offers a perfect blend of modern comfort and classic appeal on a generously large plot.



Description

William H Brown are delighted to present this spacious and traditional three double-bedroom detached bungalow, offering generous accommodation and excellent potential throughout. The property benefits from ultra-high-speed Sky cable connectivity and was built in the mid-to-late 1980s by Martin Builders of Attleborough, a highly regarded local builder known for quality craftsmanship and solid construction.

Set on a superb plot, the bungalow features a welcoming front garden and a fully enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining. In addition to a garage, the property offers a driveway and ample off-road parking, with further on-street parking available, making it perfect for households with multiple vehicles or visiting guests.

Located within walking distance of Attleborough's popular market town centre, the home enjoys easy access to a wide range of amenities, shops and services, along with excellent road and rail links to both Norwich and Cambridge.

Thanks to its impressive plot size and strong structural foundations, the property offers huge potential for extension or reconfiguration, giving buyers the opportunity to create a truly bespoke home tailored to their needs. Whether you're looking for single-storey living, room to grow, or a project with outstanding scope, this bungalow presents an exciting and rare opportunity.

Entrance Hallway

Welcome to this inviting three bedroom detached bungalow located in the heart of Attleborough. This

charming residence offers a perfect blend of modern comfort and classic appeal on a generously large plot.

Sitting Room

Fitted carpet, radiator, feature fireplace and surround, French doors to rear garden.

Kitchen/Dining Room

Double glazed window to rear garden, wood effect flooring, selection of base and wall mounted storage units, built in single gas oven, grill hob and gas grill, extractor, and space for washer and dishwasher, under counter fridge or freezer, sink with drainer and mixture tap, Dining room- Double glazed window to front, wood effect flooring.

Bedroom One

Double glazed window, radiator, fitted carpet built in wardrobes.

Bedroom Two

fitted carpet, double glazed window to rear garden.

Bedroom Three

Fitted carpet, radiator, and fitted wardrobes

Family Bathroom

The recently refurbished luxury bathroom is fitted with a twenty-four-jet spa Jacuzzi from the spa bath company in south Wales. This double ended luxurious spa Jacuzzi is almost two meters long and deeper and wider than a standard bath more enhancing the luxurious experience of a Jacuzzi spa. The bathroom is also fitted with a Mira rain, and power shower, & frosted double glazed windows to side.

Front Garden

Front and side fencing driveway access, shingle is for additional parking or opportunity to transform in to lawn, planting etc.

Drive

Tarmac driveway with ample parking for several cars, caravan/boat

Rear Garden

Patio area, outside dining, or BBQ area, shingled with some plants and shrubs, path and access to garage.



view this property online williamhbrown.co.uk/Property/ATB110163



welcome to

New North Road, Attleborough

- Three Double Bedroom
- Kitchen Diner
- Luxury Bathroom
- Garage
- Off- Road Parking

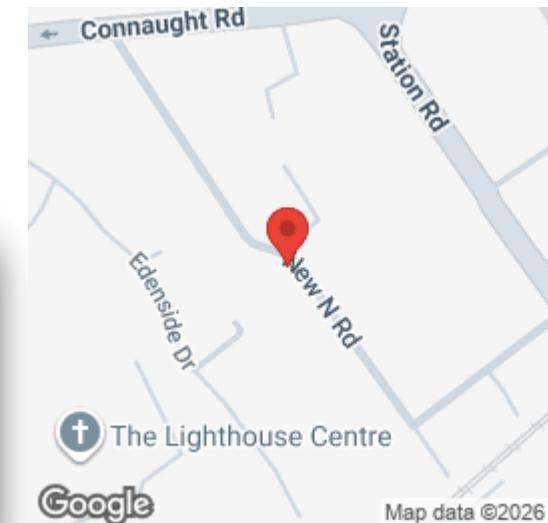
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/ATB110163

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
ATB110163 - 0002

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

 william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk