

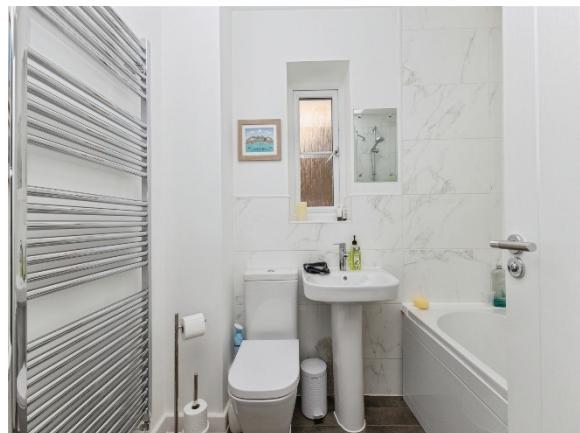


**Mustang Way, Attleborough NR17 1FZ**

welcome to

## Mustang Way, Attleborough

A spacious light filled four-bedroom home featuring open plan living and kitchen diner with french doors, a master bedroom with ensuite, integrated kitchen appliances, utility room and water softener with 10-year warranty. Includes garage, driveway parking up to two vehicles and well-maintained garden



## Description

This beautifully presented four bedroom home is light and airy throughout, offering spacious accommodation perfect for modern family living. All four bedrooms are generously sized, with the master bedroom benefiting from its own private ensuite.

The property features an open plan layout, seamlessly connecting the living room to the kitchen/diner via french doors. The stylish kitchen comes fully fitted with integrated appliances, including a fridge freezer, dishwasher, oven and hob as well as extractor fan. There is also a separate utility room with built in washing machine.

Further benefits include a professionally installed water softener system, which improves water quality throughout the home and comes with a 10 year guarantee.

Externally, the property includes a single garage with a driveway that can accommodate up to two vehicles. Enclosed well maintained rear garden with low maintenance.

## Kitchen/Diner

11' 8" x 20' 2" ( 3.56m x 6.15m )

View of the rear garden, french doors leading to the garden, built in dishwasher and fridge freezer

## Lounge

16' 11" x 11' 10" ( 5.16m x 3.61m )

Bay window facing front, french doors leading to the kitchen/diner

## Utility

Built in washing machine, sink

## Bedroom One

11' 2" x 12' 1" ( 3.40m x 3.68m )

built in wardrobes with window to the front of the property, double bedroom

## Bedroom Two

10' 10" x 8' 11" ( 3.30m x 2.72m )

rear facing window, double bedroom

## Bedroom Three

7' 4" x 11' ( 2.24m x 3.35m )

Double bedroom with rear facing window

## Bedroom Four

6' 4" x 10' 8" ( 1.93m x 3.25m )

Double bedroom, front facing window

## Ensuite

Shower, sink and toilet with side facing window

## Cloakroom

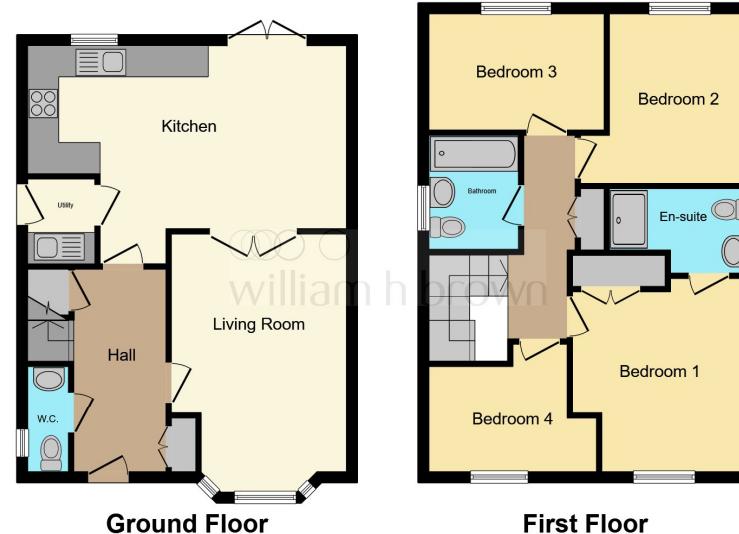
Toilet and sink

## Bathroom

Bath with overhead shower, toilet and sink

## Rear Garden

Enclosed rear garden with side gate access, well maintained low maintenance



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



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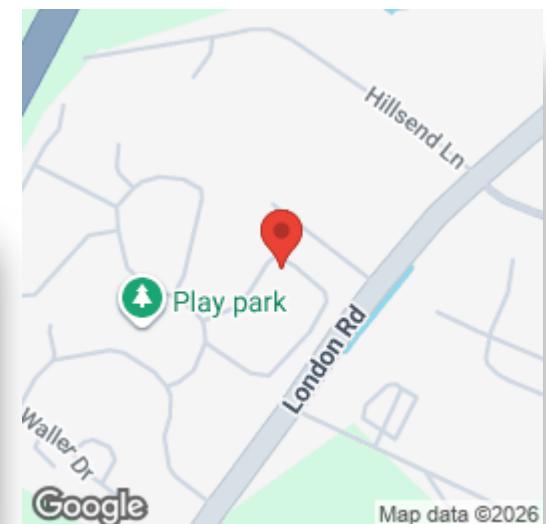
- Four Bedrooms
- Garage
- Driveway for Two Vehicles
- Ensuite
- Built in Appliances

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

**£340,000**



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Property Ref:  
ATB109759 - 0004

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