

Honeysuckle Way, Attleborough, NR17 1QP

Offers Over **£300,000**

DONNA VINCENT

exp

- Ref:DV1198
- Guide Price £300,000 - £315,000
- Ensuite to main bedroom
- Spacious lounge and separate dining room
- Conservatory overlooking the garden
- Modern kitchen with utility room
- Family bathroom and ground floor cloakroom
- Detached family home on the popular Robertsfield Estate
- Garage with driveway parking
- Private rear garden

Council Tax Band: C

Tenure: Freehold



Introduction
Situated on the ever-popular Robertsfield Estate, this attractive detached family home offers spacious and versatile living throughout. Boasting three double bedrooms, a garage, and a light-filled conservatory, the property is perfectly designed for modern family life.

The ground floor features a welcoming lounge, a separate dining room, a well-appointed kitchen, practical utility room, and a convenient cloakroom. A highlight of the home is the conservatory, providing an ideal space to relax while enjoying views of the garden.

Upstairs, there are three generously sized double bedrooms, including a master bedroom with ensuite, along with a stylish family bathroom. Outside, the property benefits from both a garage and private garden, completing this superb home.

Accommodation Comprises:



Ground Floor

Entrance Hall A welcoming hallway with a front entrance door, radiator, and stairs leading to the first floor. Doors give access to the lounge and the rest of the ground floor accommodation.

Lounge A bright and inviting reception room with a feature electric fireplace and an aspect to the front. The lounge opens through to the dining room, creating a sociable flow, and includes a radiator.

Dining Room A versatile space with a radiator and sliding patio doors opening into the conservatory. A further door provides access through to the kitchen.

Kitchen Fitted with a range of matching wall and base units, the kitchen features tiled flooring and a one-and-a-half bowl sink unit. Appliances include a mid-height double oven with cupboards above and below, and a gas hob with cooker hood above. There is space for a dishwasher, along with a useful under-stair cupboard fitted with shelving.

Utility Room A practical space fitted with matching wall and base cupboards, a sink unit with mixer tap and tiled splashbacks. There is space for a tall fridge freezer and washing machine, along with a radiator. An outside personal door provides access to the side of the property, while an additional door leads through to the cloakroom.

Cloakroom A well-appointed space comprising a W.C. and wash hand basin with cupboard below, complemented by a chrome towel radiator.

Conservatory A bright and airy space with UPVC double glazing and a concealed roof featuring a Velux window. The room has tiled flooring and twin opening patio doors providing direct access to the garden.

First Floor

Landing A spacious landing providing access to the loft space and doors leading to all bedrooms and the family bathroom. The landing also benefits from a built-in storage cupboard with hanging rails and a built-in airing cupboard housing the boiler.









Bedroom 1 A generous double bedroom with an aspect to the rear and a radiator. The room also benefits from a door leading through to the ensuite bathroom.

En Suite A modern ensuite featuring a walk-in shower cubicle with glass screen, drench shower head, and mixer spray. The room also includes a vanity unit housing a sink and W.C., complemented by a chrome towel radiator.

Bedroom 2 A comfortable double bedroom with an aspect to the front and a radiator.

Bedroom 3 A double bedroom with an aspect to the front, featuring a radiator and a built-in storage cupboard with hanging rail.

Family Bathroom A well-appointed bathroom comprising a P-shaped bath with shower mixer tap, wash hand basin with cupboards below, and W.C., complemented by a chrome towel radiator.

Outside The property enjoys dual access to both sides leading into the rear garden, which features a paved patio area, mostly lawn, and a raised decking area. A timber garden shed is positioned in the left-hand corner, with decorative stone borders planted with shrubs and plants.

The front garden is open plan, laid to lawn with a brick weave driveway in front of the garage and a paved pathway leading to the front door.

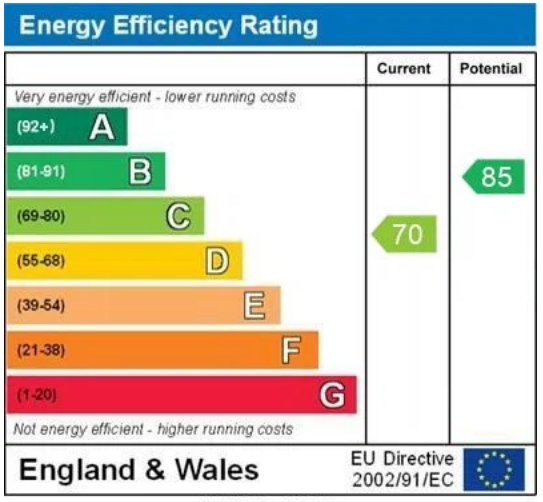
Garage A practical garage with an up-and-over door, fitted with electricity and power, providing versatile storage and utility space.











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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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