

Dorset Close Attleborough NR17

Guide Price **£225,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Updated & Extended Semi-Detached Bungalow
- Two Bedrooms
- Spacious Lounge/Diner
- Newly Fitted Wet Room
- New Flooring & Recently Redecorated With New Oak Internal Doors Throughout
- Easy-to-Manage Single-Storey Living
- Enclosed Garden
- Garage
- No Onward Chain

Council Tax Band: B

Tenure: Freehold





A well-presented, recently updated and extended two-bedroom semi-detached bungalow, tucked away within a small close of similar properties and offering comfortable, easy-to-manage single-storey living.

Ideally suited to those looking to downsize, retire or simply enjoy the convenience of life on one level, the property is well placed for the nearby Dodds Road stores and local bus services. Recent improvements include a newly fitted wet room, new flooring throughout and fresh redecoration, meaning the new owner can simply move in and make it their own.

The accommodation includes a kitchen, spacious lounge/diner, two bedrooms and wet room, while outside there is a garden and garage. With its convenient location, practical accommodation and no onward chain, this is an appealing opportunity for anyone looking for a comfortable bungalow in a convenient setting.

Accommodation Comprises:

Entrance Hall Entrance door to the side opening into a T-shaped hallway, with radiator and access to the loft space. The property also benefits from new oak internal doors throughout.

Lounge/Diner A spacious reception room with an aspect to the front, providing ample space for both sitting and dining areas. Feature fireplace and radiator.

Kitchen Fitted with a range of matching wall and base units with work surfaces over. Space for cooker, washing machine and additional under-counter appliances. Wall-mounted gas boiler.

Bedroom 1 Double bedroom with an aspect to the rear and radiator.

Bedroom 2 A versatile second bedroom with an aspect to the rear, radiator and twin-opening patio doors providing direct access into the rear garden.

Wet Room Recently refitted and fully panelled for ease of maintenance, comprising a walk-in shower area, WC and wash hand basin.

Outside The property enjoys an open-plan frontage, predominantly laid to lawn, with a driveway providing off-road parking for several vehicles and leading to the garage. A recently installed EV charging point provides added convenience for electric vehicle owners, and a timber gate provides access into the rear garden.

The enclosed rear garden features a paved patio area, ideal for outdoor seating and entertaining, with the remainder mainly laid to lawn and enclosed by fencing.

Garage With up-and-over door and the added convenience of a personal door to the side providing direct access into the rear garden.

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:

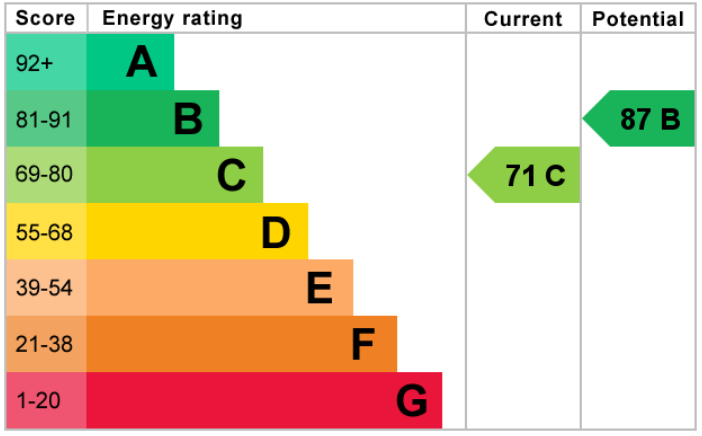
For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.








Hallway
2'10" x 13'1"
0.88 x 3.99 m
Lounge/Diner
11'6" x 19'3"
3.52 x 5.89 m
Bedroom
11'8" x 16'11"
3.56 x 5.16 m
Kitchen
9'7" x 8'10"
2.93 x 2.71 m
Wet Room
6'4" x 5'5"
1.94 x 1.67 m
Bedroom
9'8" x 17'1"
2.95 x 5.22 m
Hallway
6'7" x 4'0"
2.03 x 1.24 m
Approximate total area(1)
710 ft²
66 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.
GIRAFFE360


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