



**Tummel Way, Attleborough NR17**

**Guide Price £260,000**

**DONNA VINCENT**  
**exp**

- Ref: DV1198
- Guide Price £260,000 - £270,000
- Beautifully Presented Three-Bedroom Semi-Detached Home
- Within Walking Distance of Local Schools & Town
- Comfortable Lounge
- Kitchen/Diner
- Conservatory with Under Floor Heating , Overlooking the Garden
- Main Bedroom with En-Suite
- Garage
- Ideal First-Time Buy or Young Family Home

**Council Tax Band: B**

**Tenure: Freehold**

A very well-presented and neatly maintained three-bedroom semi-detached home, situated on the popular School Walk development and conveniently positioned within walking distance of local schools, train station and the town centre .

The accommodation is well arranged for modern-day living and includes a welcoming entrance, cloakroom, comfortable lounge, separate dining room, kitchen and conservatory, providing useful additional living space overlooking the garden.

To the first floor are three bedrooms, with the main bedroom benefiting from its own en-suite shower room, together with the family bathroom.

Outside, the property is further complemented by a garage.

Beautifully presented throughout and offering practical, versatile accommodation, this would make a fantastic home for first-time buyers, couples or a young family, particularly those looking for a well-kept property in a convenient and popular location.

Early viewing is highly recommended.

### **Accommodation Comprises:**

#### **Ground Floor**

**Entrance Hall** A front entrance door opens into the hallway, with radiator, stairs rising to the first floor and door leading through to the lounge.

**Lounge** A comfortable reception room with an aspect to the front and radiator. Door leading through to the kitchen/diner.

**Cloakroom** Fitted with a WC and wash hand basin with storage cupboard below. Chrome heated towel radiator.



**Kitchen/ Diner** A well-arranged kitchen/diner with a built-in understairs storage cupboard, radiator and an archway leading through to the kitchen area.

The kitchen is fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks. Electric hob with oven below and cooker hood above. Space for a washing machine and tall fridge/freezer. Wall-mounted gas boiler concealed within a matching cupboard. Twin opening doors lead through to the conservatory.

**Conservatory** A UPVC conservatory constructed on a brick plinth, providing useful additional living space and benefiting from underfloor heating. Twin opening patio doors lead directly onto the patio area and rear garden.

### First Floor

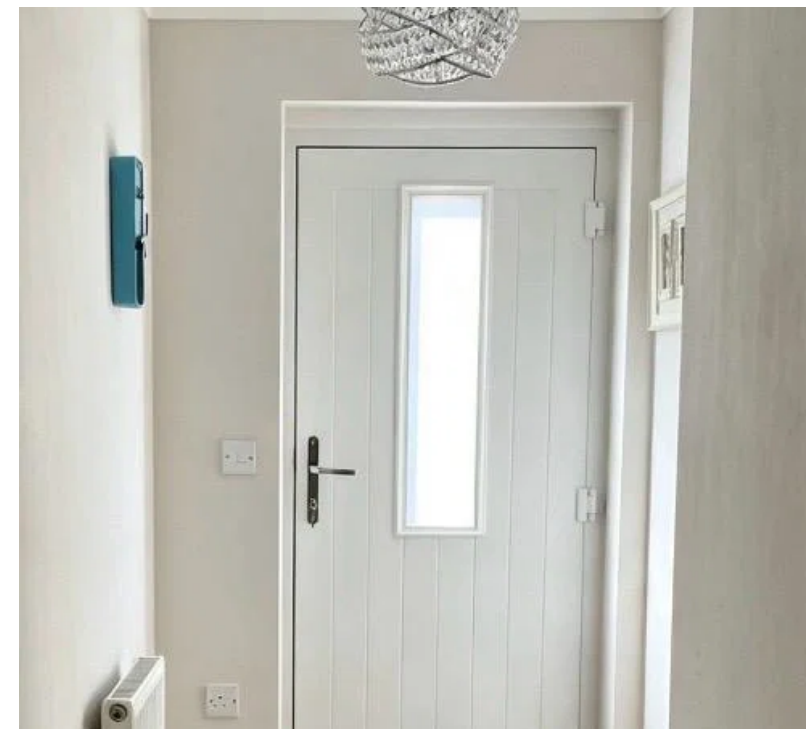
**Landing** Doors leading to the bedrooms and bathroom. Access to the loft space, radiator and built-in airing cupboard housing the hot water tank with shelving.

**Bedroom 1** With an aspect to the front and radiator. Built-in single wardrobe cupboard together with a further built-in double wardrobe cupboard. Door leading to the en-suite shower room.

**En Suite** Fitted with a walk-in double shower with handheld mixer spray, WC and wash hand basin with storage cupboard below. Chrome heated towel radiator.

**Bedroom 2** With an aspect to the rear and radiator.

**Bedroom 3** With an aspect to the front, radiator and built-in double wardrobe cupboard.



**Bathroom** Fitted with a bath, WC and wash hand basin with storage cupboards below. Chrome heated towel radiator.

**Outside** To the front of the property, a paved pathway leads to the entrance door, with decorative stone and off-road parking for two vehicles in front of the garage. A timber gate to the side provides access to the rear garden.

The enclosed rear garden features an attractive porcelain patio area, providing an ideal space for outdoor seating and entertaining. A pathway leads through the garden, which is predominantly laid to lawn with raised beds and planted borders featuring a variety of established plants and shrubs. The garden is enclosed by fencing and benefits from an outside tap.

**Garage** With up-and-over door and 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.

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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.



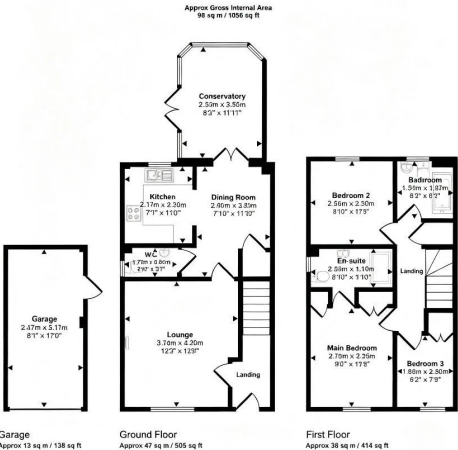


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In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from 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.



The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, variation or misstatement. Some of these may be subject to change without notice and may not look like the real thing. See with Main Supply 201.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |