



Bryony Way, Attleborough - NR17 1QL

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Bryony Way

Attleborough

Presenting a SOPHISTICATED FIRST FLOOR APARTMENT within this esteemed 'Norfolk Homes' development, this well-built residence boasts ALLOCATED PARKING and a BRICK BUILT STORE. The accommodation is accessed via a PRIVATE ENTRANCE, leading to a spacious SITTING ROOM adorned with twin windows, providing ample natural light and accentuating the STORAGE AREA. The KITCHEN is equipped with INTEGRATED COOKING APPLIANCES and ample CUPBOARD STORAGE. TWO elegantly appointed BEDROOMS feature generous BUILT-IN WARDROBES, offering clever storage solutions. The modern FAMILY BATHROOM features a convenient SHOWER for added comfort and functionality.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Apartment
- Well Built 'Norfolk Homes' Property
- Spacious Sitting Room with Twin Windows & Storage
- Kitchen with Integrated Cooking Appliances
- Two Bedrooms with Built-in Wardrobes
- Family Bathroom with Shower
- Allocated Parking
- Exterior Brick Built Storage Shed

The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away.

#### SETTING THE SCENE

With a low maintenance frontage, access leads to the main property whilst an archway leads to the communal car park and brick built storage shed. The shed is tucked away under the stairs offering useful secure storage with lighting installed.



## THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space, with fitted carpet and a barrier mat underfoot, with a wall mounted electric heater and stairs rising to the first floor landing - continuing with fitted carpet and a built in airing cupboard. A loft access hatch can be found above for storage with doors leading off to the bedroom and living accommodation. The sitting room sits at the front of the property complete with fitted carpet and two front facing windows along with a built-in storage cupboard with ample space for soft furnishings and a dining table. The kitchen sits opposite with a U-shaped arrangement of contrasting wall and base level units including integrated cooking appliances with an inset electric ceramic hob and built-in electric double oven, with an extractor fan and tiled splash-backs, with space provided for a fridge freezer and washing machine. The larger of the bedrooms is complete with fitted carpet, front facing window, along with a built-in double wardrobe sitting adjacent to the family bathroom which is complete with a three piece suite with a mixer shower tap over the bath, tiled splash-backs and wood effect flooring. The second bedroom is complete with fitted carpet, with a rear facing window and built-in wardrobe.

## FIND US

Postcode : NR17 1QL

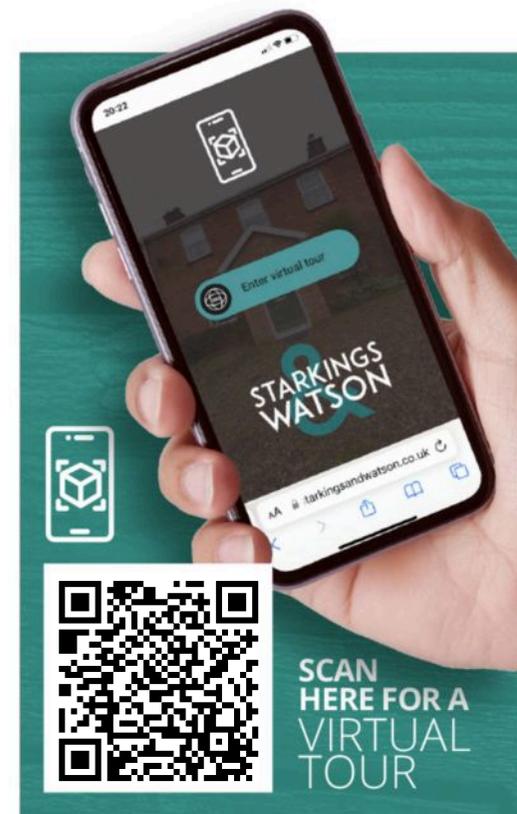
What3Words : ///income.rubble.essay

## VIRTUAL TOUR

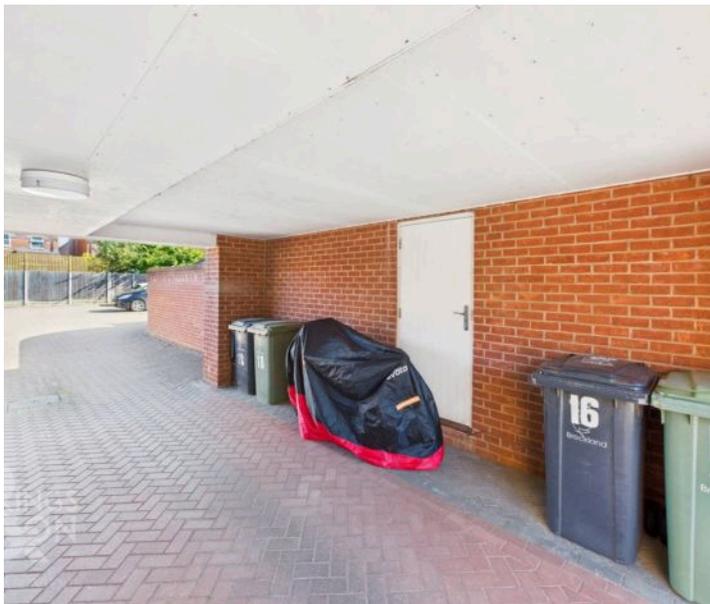
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property is offered on a long leasehold basis, with the remaining term of the original 999 year lease. A share of the freehold is included, with no regular service charges. Maintenance and annual buildings insurance are shared between the four units.









**Approximate total area<sup>(1)</sup>**

609 ft<sup>2</sup>  
56.7 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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