



**Briar Gardens, Attleborough NR17 2GY**

**welcome to**

**Briar Gardens, Attleborough**

Stylish and well-presented throughout, this spacious home features an open plan living/dining area, a modern kitchen with built in appliances and ample storage, three good sized bedrooms, private rear garden, and driveway parking. Conveniently located close to schools, shops, and transport links.



## Description

Ideally located just a short walk from the town centre, this well-presented three-bedroom semi-detached property offers the perfect blend of space, comfort, and convenience. With generous living accommodation throughout, a private rear garden, and a driveway providing off-street parking, this is an excellent opportunity for families, first-time buyers, or anyone looking to enjoy modern living within easy reach of local amenities.

The heart of the home is the bright and spacious open-plan living and dining area, thoughtfully designed. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

The modern kitchen is a real highlight - fully fitted with a range of built in appliances, and plenty of storage and worktop space.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation with space for double beds and additional furniture. The family bathroom is fitted with a white suite and includes a bath with shower over.

To the rear of the property, you'll find a private and enclosed garden, perfect for children to play, outdoor dining, or gardening enthusiasts. The garden provides a tranquil retreat while still being close to the town's vibrant life.

## Lounge

15' 4" x 10' ( 4.67m x 3.05m )

Rear facing window with doors leading to the rear garden

## Kitchen/Diner

15' 4" x 7' 8" ( 4.67m x 2.34m )

Complete with built in appliances and plenty of storage

## Bedroom One

9' 9" x 11' 6" ( 2.97m x 3.51m )

Double bedroom

## Ensuite

Shower with sink and W.C

## Bedroom Two

11' 1" x 8' 6" ( 3.38m x 2.59m )

Double bedroom

## Bedroom Three

10' 2" x 6' 5" ( 3.10m x 1.96m )

Single room currently being used as an office

## Bathroom

Three piece suite

## Rear Garden

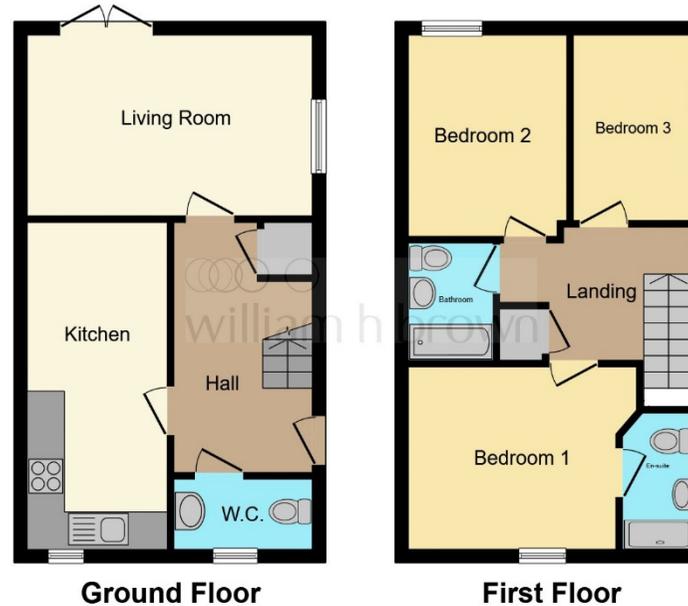
Private enclosed garden with patio area

## Driveway

Space for two vehicles and single garage

## Agent Note

Property flooded around 2 years ago from a covert that runs behind the property from a blockage



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](http://www.focalagent.com)



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## Briar Gardens, Attleborough

- Three Generously Sized Bedrooms
- Private Rear Garden
- Driveway Parking
- Open Plan Living/Dining Area
- Near Town Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £300,000



Please note the marker reflects the postcode not the actual property

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