



Besthorpe Road Attleborough NR17

Guide Price £310,000

DONNA VINCENT
exp

- Ref:DV1198
- Four-bedroom detached family home
- No onward chain
- Popular non-estate location
- Walking distance to Attleborough town centre and train station
- Generous lounge and well-appointed kitchen/dining room
- Utility room and versatile hobby room/study
- Ground floor cloakroom
- Wildlife-friendly south facing rear garden with pond, hawthorn and hazel planting
- Driveway providing ample off-road parking and garage storage

Council Tax Band: C

Tenure: Freehold

Introduction

Situated in a popular non-estate location within easy walking distance of Attleborough town centre, the train station, local amenities, and both the primary and high schools, this four-bedroom detached family home is offered with no onward chain, making it an ideal choice for families looking to move with minimal delay.

The accommodation comprises a welcoming entrance hall, ground floor cloakroom, a generous lounge, and a well-appointed kitchen/dining room, perfect for everyday family life and entertaining. Just off the kitchen is a useful utility room with a door leading through to the hobby room, a versatile space that would also make an excellent home office, study or workshop. The remaining section of the garage provides valuable storage.

Upstairs, the property offers four well-proportioned bedrooms together with a family bathroom, providing plenty of space for a growing family.

Outside, the home benefits from a driveway providing ample off-road parking for several vehicles and a front garden. To the rear is a beautifully established wildlife-friendly south facing garden with a wooden barbeque shelter and carefully planted with a variety of shrubs, including hawthorn and hazel, together with a pond, creating a peaceful haven for birds, insects and nature lovers alike.

Offering generous accommodation, a convenient location and excellent potential for family living, this is a wonderful opportunity to purchase a home in one of Attleborough's most sought-after residential areas.

Accommodation Comprises:

Ground Floor

Entrance Hall Part glazed uPVC entrance door to front, stairs rising to the first floor and doors to the lounge and cloakroom.

Cloakroom Fitted with a WC and wash hand basin.



Lounge Spacious lounge with window to the front aspect, three radiators, and a part-glazed door leading through to the kitchen/dining room.

Kitchen/Diner Fitted with a matching range of wall and base units with wooden worktops incorporating a one-and-a-half bowl stainless steel sink unit. Rangemaster cooker with five-ring gas hob, wall-mounted gas boiler, radiator, window to the rear aspect, and uPVC sliding patio doors opening onto the rear garden. There is ample space for a dining table and chairs, a glazed uPVC side door providing further access to the garden, and a doorway leading through to the utility room.

Utility Room Fitted with a worktop providing space and plumbing for a washing machine beneath, together with space for a tall fridge/freezer. Door leading through to the versatile hobby room/study.

Hobby Room/Study Created by sectioning off part of the garage, this versatile space is currently used as a hobby room but would equally make an ideal home office, study or workshop. Door leading through to the remaining garage space, which benefits from an electric garage door to the front.

First Floor

Landing Access to the loft space, and doors leading to all bedrooms and the family bathroom.

Bedroom 1 Double bedroom with window to the front aspect and radiator.

Bedroom 2 Double bedroom with window to the rear aspect and radiator.

Bedroom 3 Window to the front aspect and radiator.



Bedroom 4 Currently used as a study, with window to the rear aspect and radiator.

Bathroom Fitted with a P-shaped bath with shower over and glazed shower screen, wash hand basin, WC, chrome heated towel radiator, and an obscure glazed window.

Outside The property is approached via a concrete driveway providing off-road parking for several vehicles. The front garden is mainly laid to lawn and screened by mature hedging, with a patio area to the front. A paved pathway leads to the side of the property, where a timber gate provides access to the rear garden.

The enclosed rear garden has been thoughtfully arranged to create a variety of outdoor spaces. Immediately outside the side kitchen door is a covered porch area, ideal for shelter in all weathers. A concrete pathway runs along the side of the property, with additional storage space beyond.

The garden features several patio and seating areas, including sleeper concrete sections, together with a lawned area towards the rear. A wildlife pond, along with established hawthorn and hazel, creates a lovely natural setting and attracts an abundance of wildlife. A timber shed provides useful outdoor storage, and the garden is enclosed by a combination of fencing and mature hedging, offering a good degree of privacy.

Garage The garage benefits from an electric garage door to the front. The front section provides useful storage space, while the rear section has been partitioned to create a versatile hobby/craft room, which could also be used as a home office, study or workshop.





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		