

Finch Road, Attleborough NR17

Guide Price **£250,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Three-bedroom end-terraced family home
- Situated on the popular Grosvenor Park development
- Ideal for first-time buyers and young families
- Spacious kitchen/diner, perfect for family living
- Comfortable lounge and ground-floor cloakroom
- Main bedroom benefiting from an en-suite shower room
- Two further bedrooms and family bathroom
- Front and rear gardens with off-road parking for two vehicles
- Sellers have found their next home and are motivated to move

Council Tax Band: B

Tenure: Freehold

Situated on the popular Grosvenor Park development, this attractive three-bedroom end-terraced home offers well-planned and versatile accommodation, perfectly suited to first-time buyers, young couples and growing families looking to take their next step on the property ladder.

The property offers a practical layout designed for modern family living, with a comfortable lounge providing an inviting space to relax and unwind. The kitchen/diner offers plenty of room for everyday dining and entertaining, while a convenient ground-floor cloakroom adds to the home's practicality.

Upstairs, there are three bedrooms, including the main bedroom benefiting from its own en-suite shower room, together with a separate family bathroom serving the remaining bedrooms.

Outside, the property enjoys front and rear gardens, providing space for outdoor relaxation, entertaining or children's play. A particularly useful feature is the off-road parking positioned to the side of the property, accommodating two vehicles.

Combining comfortable accommodation, practical features and a popular residential setting, this lovely home presents an excellent opportunity for buyers seeking a property that can adapt to their changing needs.

The sellers have already found their next home and are motivated to move, making this a fantastic opportunity for buyers ready to take their next step.

Early viewing is highly recommended to appreciate everything this home has to offer.





Accommodation Comprises:

Ground Floor

Kitchen/Diner Entrance door opening into the kitchen/diner, fitted with a range of matching wall and base units, incorporating a one-and-a-half-bowl stainless steel sink unit. Fitted gas hob with oven below and extractor hood above. Space for fridge/freezer and washing machine. Tiled flooring, two radiators, stairs rising to the first-floor landing with useful understairs storage cupboard, and a personal door providing access to the rear garden. Further doors leading to the cloakroom and lounge.

Cloakroom Fitted with a WC and wash hand basin, radiator and tiled flooring.

Lounge A delightful double-aspect room enjoying plenty of natural light, with UPVC double-opening doors providing direct access to the rear garden. Radiator.

First Floor

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

Bedroom 1 A double bedroom with aspect to the front, radiator and door leading to the en-suite shower room.

Ensuite Fitted with a walk-in shower cubicle with folding shower screen, WC and wash hand basin. Radiator.

Bedroom 2 A further double bedroom with aspect to the front and radiator.

Bedroom 3 Aspect to the rear and radiator.









Bathroom Fitted with a suite comprising bath, wash hand basin and WC. Chrome heated towel radiator.

Outside The front garden is predominantly laid to lawn, enclosed by attractive picket fencing and screened by established hedging, providing a pleasant approach to the property.

The enclosed rear garden is predominantly laid to lawn, complemented by a decked seating area and a separate patio, providing ideal spaces for outdoor dining, entertaining and relaxation. Further features include raised planters, a timber garden shed and an outside tap.

A timber gate provides convenient access from the driveway into the rear garden.

Driveway & Parking

Off-road parking for two vehicles is provided to the side of the property, with gated access to 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.



