



14 POPLAR WAY

Attleborough, Norfolk, NR17 2JR

HAMMOND
STRATFORD

FOR SALE

Guide £240,000 - £250,000



“End-of-cul-de-sac 3 bed bungalow with garage, parking and south-west garden – offered with no onward chain, an ideal project!”

THE FEATURES

- ✓ Guide Price £240,000 - £250,000
- ✓ Detached bungalow situated in a sought-after and convenient location
- ✓ Offered with No Onward Chain!
- ✓ Generous L-shaped lounge/diner - perfect for relaxing or entertaining
- ✓ Well-appointed kitchen with garden access and fitted units
- ✓ Main bedroom, plus 2 further bedrooms, each offering flexible, comfortable accommodation
- ✓ Convenient shower room and separate WC
- ✓ Handy fully boarded loft offering excellent storage or potential for conversion (STPP)
- ✓ South-west facing rear garden - an ideal space to create your own retreat!
- ✓ Off-road parking single garage for vehicle, storage or workshop use



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THE PROPERTY

Step through the front door and into a spacious hallway offering access to all rooms. To your right, the generous L-shaped lounge/diner is bathed in natural light - an ideal space to relax or re-imagine with modern touches. The kitchen offers access to the garden and scope for stylish redesign.

3 bedrooms provide ample flexibility for family, guests, or home working. A shower room and separate WC complete the internal layout. Above, a fully boarded loft presents excellent storage or conversion potential (STPP). This is a blank canvas ready to be transformed into your dream home!

THE OUTSIDE

Occupying a tucked-away position at the end of a cul-de-sac, the property enjoys a driveway providing off-road parking in front of a single garage - perfect for extra parking, secure storage or workshop use.

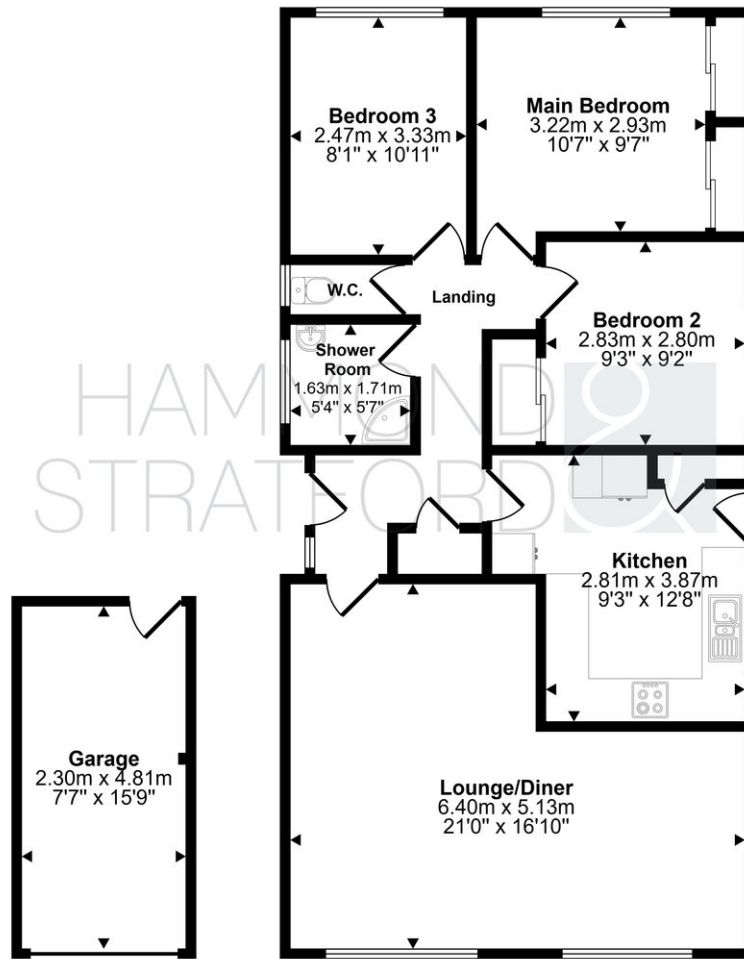
A side gate leads to the approx. 30' max. south-west facing rear garden featuring a central lawn and patio seating area. Generously proportioned and bathed in sun, the garden offers a superb opportunity to create a landscaped retreat, entertaining space or even extend the home, (STPP).

THE AREA

Nestled in the heart of Norfolk, Attleborough is a thriving market town that perfectly blends traditional charm with modern convenience. With its vibrant weekly market, schools and a growing selection of independent shops, cafés and restaurants, it's easy to see why Attleborough is a popular choice for families and commuters alike. The town offers superb transport links, including a mainline railway station with direct services to Norwich and Cambridge, as well as easy access to the A11. Surrounded by picturesque countryside and close to Thetford Forest, Attleborough provides a relaxed, community-focused lifestyle with all the essentials on your doorstep.



Approx Gross Internal Area
94 sq m / 1014 sq ft



Garage
Approx 11 sq m / 119 sq ft

Floorplan
Approx 83 sq m / 895 sq ft

This 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, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DIRECTIONS

From the centre of Attleborough, turn into Hargham Road opposite Sainsbury's supermarket. Follow the road, passing Dodds Road on your right before turning left into Poplar Way. Follow the road round where the property and go right at the T-junction where the property can then be found on the left-hand side. The railway line is situated beyond the left-hand side end of the cul-de-sac.

AGENTS NOTE

Please be advised a planning application has been made within the area.

TENURE

Freehold

LOCAL AUTHORITY

Breckland District

Council

COUNCIL TAX BAND

C

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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