



Atling Way, Attleborough NR17

Guide Price £375,000

DONNA VINCENT
exp

- Ref:DV1198
- Beautifully renovated three-bedroom detached bungalow
- Occupying a generous corner plot position
- Three spacious double bedrooms, including master bedroom with en-suite
- Stunning refitted kitchen and contemporary family bathroom
- Extensively improved with new roof, windows, doors and external rendering
- Generous lounge/diner, perfect for everyday living and entertaining
- Quality oak internal doors and high-specification finish throughout
- Driveway providing off-road parking for at least four vehicles
- Generous enclosed garden, ideal for families, entertaining and keen gardeners

Council Tax Band: C

Tenure: Freehold

Introduction

Occupying a generous corner plot position, this beautifully renovated three-bedroom detached bungalow has been finished to an exceptional standard throughout, offering a home that is ready to move straight into.

The current owner has invested significantly in the property, carrying out an extensive programme of improvements including a new roof, replacement windows and doors, external rendering, quality oak internal doors, a stunning new kitchen, a stylish new family bathroom, newly built master bedroom and a luxurious en-suite shower room. Every room has been tastefully updated, resulting in a stylish and contemporary home.

The spacious accommodation comprises a welcoming entrance hall, a generous lounge/diner, a modern kitchen, three double bedrooms, a family bathroom and an en-suite to the main bedroom.

Outside, the property continues to impress with a generous enclosed garden, ideal for relaxing, entertaining or keen gardeners, together with ample off-road parking for at least four vehicles.

Combining high-quality finishes, spacious accommodation and an enviable corner plot, this outstanding bungalow is perfectly suited to couples, families or those looking to enjoy single-storey living without compromising on space, style or quality.

Accommodation Comprises:

Entrance Hall Composite front entrance door leading into the welcoming entrance hall. Built-in storage cupboard housing the pressurised hot water system, inset ceiling spotlights, radiator, and doors leading to the lounge/diner, bathroom and all three bedrooms.

Lounge/Diner A bright and spacious triple-aspect lounge/diner with ample space for a dining table and chairs. Twin-opening uPVC patio doors lead out to the side garden, creating a wonderful space for both relaxing and entertaining. Radiator and part-glazed oak door leading through to the kitchen.



Kitchen Beautifully refitted kitchen comprising a range of matching wall and base units with worktops over, built in storage cupboard, inset one and a half bowl sink unit, electric hob with cooker hood above and built-in oven below, tiled splashbacks, integrated dishwasher, space for a washing machine and tall fridge/freezer, wall-mounted gas boiler, inset ceiling spotlights, radiator, and a part-glazed uPVC door leading out to the rear garden.

Bathroom Beautifully refitted family bathroom comprising a WC, wash hand basin with vanity cupboard below, P-shaped bath with shower over featuring a drench head and handheld mixer spray, chrome heated towel radiator, tiled flooring, access to the loft space, and automatic sensor lighting that illuminates as you enter the room.

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

En Suite A generously sized en-suite comprising a walk-in double shower with drench shower head and handheld mixer spray, WC, wash hand basin set within a vanity unit with cupboards below, chrome heated towel radiator, and a wall-mounted high-gloss storage cupboard.

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

Bedroom 3 A further double bedroom with aspect to the rear and radiator.

Outside

The property occupies a generous corner plot position and is approached via an open-plan frontage laid with attractive Norwegian granite stone, providing off-road parking for at least four vehicles.



A decorative oak entrance surround with porcelain tiled pathway leading to the front door creates an impressive welcome, while dual access is available down both sides of the property into the rear garden.

The porcelain tiling continues to a generous patio area at the side of the bungalow, with pathways extending around the property, creating attractive and practical outdoor space.

The generous enclosed garden is mainly laid to lawn and benefits from three timber sheds, offering excellent storage. The garden is fully enclosed by fencing, providing a safe and private environment ideal for relaxing, entertaining or enjoying the outdoors.

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.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

