



Dodds Road, Attleborough - NR17 2HH

**STARKINGS
& WATSON**

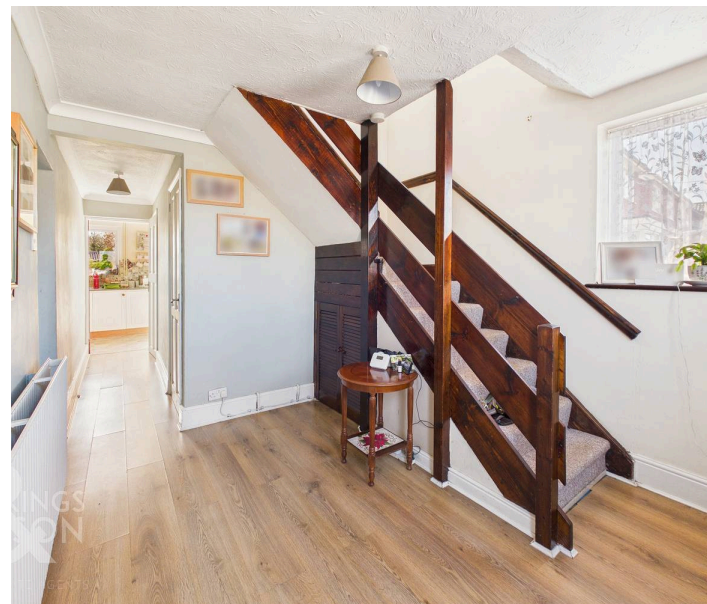
HYBRID ESTATE AGENTS



Dodds Road

Attleborough

NO CHAIN. This CHARMING COTTAGE STYLE HOME offers a wonderful blend of CHARACTER and MODERN LIVING, boasting a CONSIDERABLY EXTENDED footprint of approximately 1200 Sq. Ft (stms). Step inside to a welcoming ENTRANCE HALLWAY leading to SEPARATE SITTING and DINING ROOMS, ideal for family gatherings or entertaining guests. The heart of the home is the IMPRESSIVE 18' OPEN KITCHEN & BREAKFAST ROOM, thoughtfully designed for relaxed mornings and effortless meal preparation, with ample space for a family table and direct access to the garden. The ground floor also features a CONVENIENT SHOWER ROOM and a generous third bedroom courtesy of an extension circa 2022. Upstairs, discover two further double bedrooms giving this home THREE GENEROUS DOUBLE BEDROOMS, each offering a peaceful retreat, and a WELL-APPOINTED FAMILY BATHROOM. The home's layout flows beautifully, providing both privacy and versatile living spaces, while large windows throughout invite an abundance of natural light.



Externally, the home offers a GENEROUS GARDEN complimented by a range of outbuildings, several of which have their own power supply with a SWEEPING DRIVEWAY to the front and side of the home also. With a SHORT WALK TO AMENITIES, public transport, and the vibrant TOWN CENTRE, this property offers the perfect balance between tranquillity and convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Semi-Detached House
- Considerably Extended Giving Approx. 1200 Sq. Ft (stms)
- Separate Sitting & Dining Rooms
- 18' Open Kitchen & Breakfast Room
- Three Double Bedrooms
- Separate Ground Floor Shower Room & First Floor Bathroom
- Large Garage With Multiple Out Buildings
- Sweeping Driveway Giving Ample Off Road Parking
- Short Walk To Amenities, Public Transport & Town Centre



The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away.

SETTING THE SCENE

The property is set back from the street with an open shingle frontage suited for the parking of multiple vehicles with further driveway leading down the side of the home.

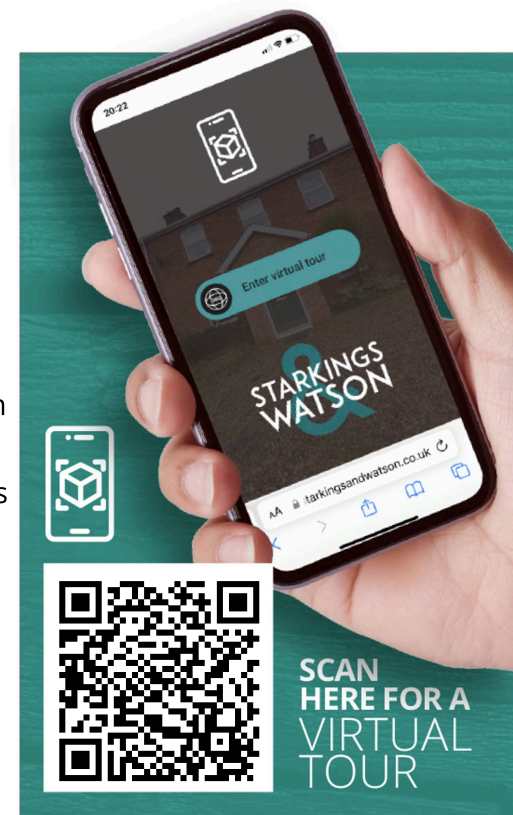
THE GRAND TOUR

Once inside, a central hallway is the first place to greet you, granting access to all living accommodation on the ground floor with large open lobby conducive to further incorporated storage if required. The first place to greet you is a well proportioned sitting room, one of the original parts of the home where an open carpeted floor space is conducive to a potential choice of light soft furnishings with double uPVC double glazed frontage allowing natural light to flood the room with feature red brick fireplace and cast iron wood burning fire. Slightly further down the hallway, a handy space underneath the stairs has been transformed into a utilities cupboard with further coat storage ideal for modern living. Next door to this again and slightly further down the hallway, a ground floor shower room has been updated with a bright and inviting décor. The space features a rainfall shower head with gas boiler mounted on the external wall.

Towards the end of the hallway the property opens up in the form of an 18' kitchen and breakfast room with the dual facing aspect helping the space to retain natural light no matter the time of year and offers a mixture of wall and base mounted cabinetry with tiled splashbacks and access door into the rear garden.

Towards the centre of the home a handy separate dining room can be found with versatility use of this space potentially creating a home office or children's playroom if required. Towards the rear the property courtesy of an extension done circa 2022, the larger of the bedrooms presents itself measuring an impressive 19' in length, this space creates the ideal large double bedroom or potential for ground floor living alongside the shower room for those seeking multi generational living. This space is run off its own fuse box with uPVC double glazed French doors opening into the rear garden patio.

The first floor landing grants access into two further well proportioned bedrooms as well as a versatile study space with three piece family bathroom suite on offer here also with tall heated towel rail and frosted glass window to the outside. The open landing was formerly a smaller third bedroom however has been opened up to create a study space with ability to be converted back to a bedroom if required with a multitude of potential use on offer here. The smaller of the double bedrooms sits just towards the rear of the property overlooking the south facing rear garden with large open carpeted floor space conducive to a double bed with further storage solutions and recessed storage spaces either side of the chimney breast. The larger of the bedrooms upstairs comes towards the front of the home, again benefiting from a dual front facing aspect, with the added benefit of built in wardrobes and large open layout.





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THE GREAT OUTDOORS

The rear garden, much like the inside of the home, is surprisingly large with a flagstone patio initially sitting at the rear of the home, creating the ideal space for garden furniture to sit and enjoy the warmer months with timber swinging gate taking you towards the front garden. The garden remains fully enclosed to both sides and the very rear, with a large open lawn space sprawling out to the back of the property. The garden is littered with a multitude of colourful planting beds, raised rockeries, mature shrubbery and hedge borders, with a number of external outbuildings and timber sheds, many of which running off their own power supply, creating a vast array of possibilities with the external space as well.

FIND US

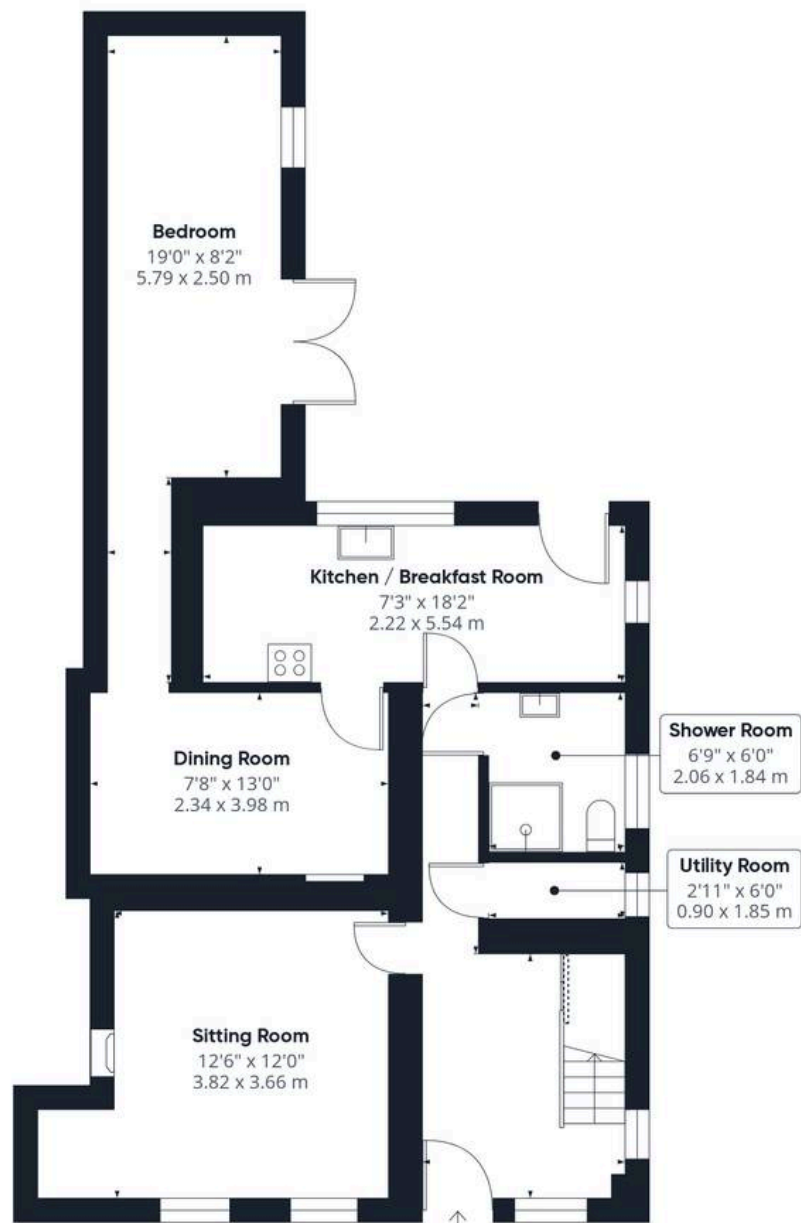
Postcode : NR17 2HH

What3Words : ///inflation.inviting.evenings

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1192 ft²
110.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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