

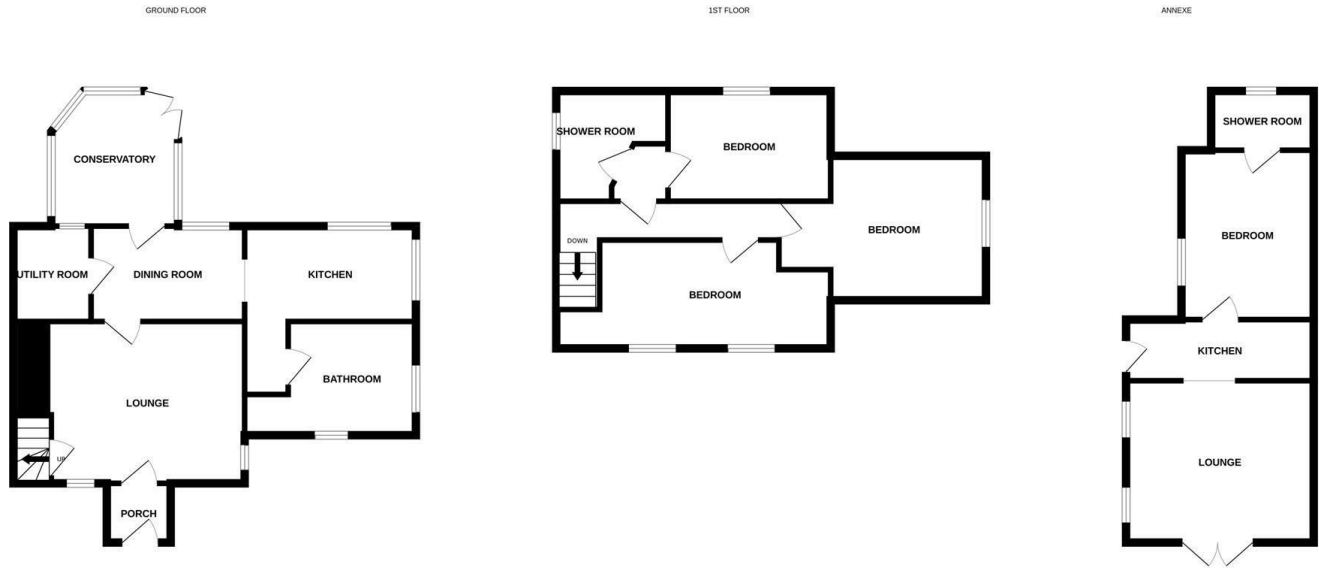


129 Hargham Road | | Attleborough | NR17 2JP

Guide Price £475,000

****GUIDE PRICE £475,000 - £500,000 DETACHED CHARACTER COTTAGE WITH A SELF-CONTAINED ANNEXE**** Gilson Bailey are delighted to offer this truly stunning and characterful three-bedroom detached cottage, set on a generous plot within the highly sought-after market town of Attleborough. Brimming with charm and original features, this enchanting home offers beautifully presented accommodation including an entrance porch, a cosy lounge complete with a log effect gas fire, a separate dining room, a well-appointed kitchen, utility room, bathroom, and a light-filled conservatory overlooking the gardens. Upstairs, three well-proportioned bedrooms and a shower room can be found off the landing. A particular highlight of the property is the versatile self-contained annexe, providing its own living area, kitchen, bedroom, and bathroom—perfect for multi-generational living, guest accommodation, or potential rental income. Externally, the home enjoys a private driveway offering off-road parking and magnificent, secluded gardens to both the front and rear, ideal for relaxing or entertaining. Further benefits include gas central heating and a wealth of original features such as exposed beams and charming fireplaces, enhancing the home's historic appeal. This unique and rarely available property must be viewed to be fully appreciated—early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The popular market town of Attleborough offers a wide range of local amenities including Attleborough High School, shops, pubs, supermarkets and is conveniently placed for the A11 which leads directly to Norwich and London. There is also a main line rail link to Cambridge with both Norwich and Diss offering mainline rail links to London Liverpool Street. The historic and cultural City of Norwich can be found to the north, approximately 16 miles distance.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 16'2" x 11'5"

Two windows, radiator, log effect gas fire, stairs to first floor.

Dining Room 12'7" x 6'7"

Window, radiator.

Kitchen 12'0" x 8'0"

Fitted wall and base units with worktops over, butler sink with tap over, Range cooker, windows to rear and side.

Utility 6'7" x 5'5"

Space for washing machine and dishwasher, boiler, window.

Bathroom 9'6" x 7'8"

Rolltop bath, shower cubicle, low level WC, hand wash basin, radiator, two windows.

Conservatory 9'6" x 9'3"

Radiator, doors to garden.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 16'2" x 8'5"

Two windows, radiator, original beams.

Bedroom Two 16'9" x 9'4"

Window, beams, original beams.

Bedroom Three 12'9" x 7'1"

Window, radiator.

Shower Room 7'8" x 5'8"

Shower cubicle, low level WC, hand wash basin, radiator, window.

Annexe Lounge 13'1" x 11'3"

Two double glazed windows, door to garden, radiator.

Annexe Kitchen 13'1" x 4'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, boiler.

Annexe Bedroom 12'0" x 9'3"

Window, radiator.

Annexe Shower Room 7'3" x 4'1"

Shower cubicle, low level WC, hand wash basin, window, radiator.

Outside Front

Driveway providing off road parking and lawned garden surrounded by mature plants, shrubs and hedging.

Outside Rear

Patio seating area, lawned gardens, mature plants, shrubs and trees, sheds, enclosed by fencing and hedging.

Local Authority

Breckland Council, Tax Band C.

Tenure

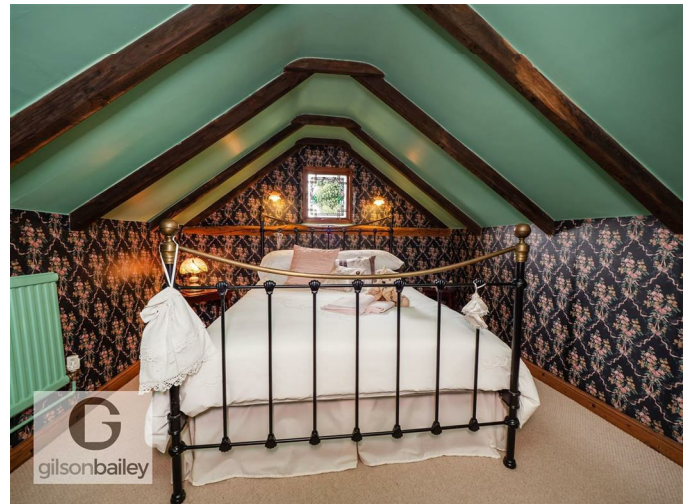
Freehold


Utilities

Fibre to the property.
Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Breckland Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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