



Norwich Road, Besthorpe - NR17 2LB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Norwich Road

Besthorpe, Attleborough

Tucked away down a private shared driveway in a highly sought-after village setting, this beautifully presented detached bungalow offers a perfect blend of style, comfort, and privacy. Immaculately maintained by the current owners, the home exudes a warm and welcoming atmosphere throughout. A central hallway provides generous built-in storage and leads to two spacious double bedrooms, both served by a modern family bathroom, with the principal bedroom further benefitting from a sleek en-suite shower room. A convenient separate WC is also accessed from the hallway. To the rear, a bright and airy dual-aspect sitting room is flooded with natural light, with French doors opening directly onto the garden - ideal for indoor-outdoor living. The adjacent kitchen is equally impressive, featuring ample fitted cabinetry, extensive worktop space, integrated appliances, and a versatile layout perfect for a dining table or the addition of an island. A separate utility room adds further practicality. Outside, the landscaped rear garden enjoys a desirable south-facing aspect, offering a private and tranquil space perfect for relaxing or entertaining during the warmer months.



To the front, off-road parking for two to three vehicles, along with a garage that includes ample storage space and power sockets. Further benefits include gas central heating controlled by a Hive thermostat for year-round comfort and the added advantage of a private treatment tank. This is a superb opportunity to acquire a stylish, move-in-ready home in an enviable location.

Council Tax band: C

Tenure: Freehold

- Detached Two Bedroom Bungalow
- Set Back Down A Shingled Driveway
- Beautifully Maintained Throughout, Move-In Ready Condition
- Dual Aspect Sitting Room Leading Into South-Facing Rear Garden
- Parking For Two to Three Vehicles
- Excellent Access To Public Transport & Commuter Routes
- Family Bathroom, En-Suite & Separate WC
- Landscaped Non-Overlooked Rear Garden With Driveway & Garage To The Front

Besthorpe is the neighbouring village to the market town of Attleborough which has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling.



Situated between Norwich and Thetford it is less than one mile from Wymondham College and prep schools, while access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links.

SETTING THE SCENE

The property is located in a quiet position off Norwich Road, where a shingled approach leads to this modern bungalow built in 2006, with parking positioned to the front and beside the garage. Off-road parking is available for at least two to three vehicles, while an up-and-over door provides straightforward access into the garage. A timber gate offers private entry into the rear garden and an outside tap conveniently positioned to the side.

THE GRAND TOUR

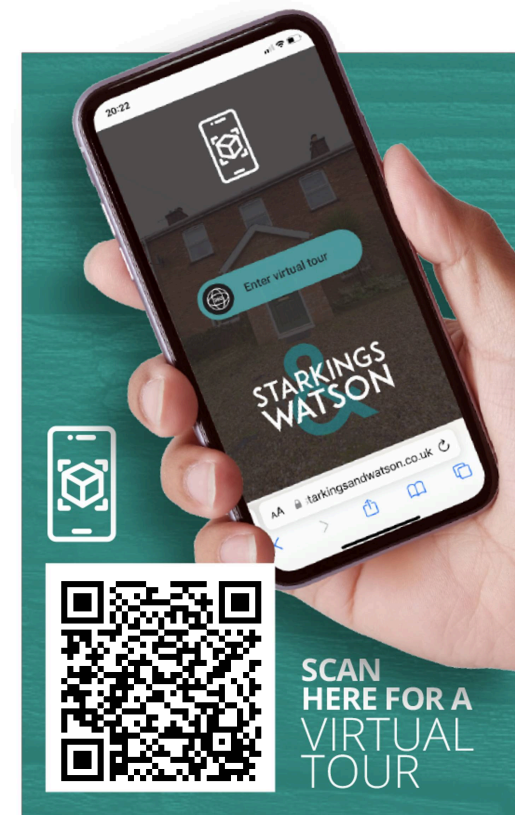
Step inside and you are welcomed by a central hallway, setting the tone for the rest of the home while providing access to all principal accommodation. Here, you'll find two useful built-in storage cupboards along with a convenient two-piece WC. Wood flooring flows seamlessly from the entrance, guiding you through the property. Positioned to the left is the first of the double bedrooms - an immaculately presented space designed to feel bright and inviting throughout the year. This room benefits from a built-in wardrobe and a stylish en-suite shower room, complete with a tall heated towel rail and a frosted window for natural light and privacy. Adjacent to the principal bedroom is the well-appointed family bathroom, featuring a three-piece suite with part-tiled walls over the bath, tiled flooring, and a contemporary heated towel rail - continuing the home's consistent standard of finish. Further along the hallway, the second bedroom is positioned at the rear, also laid with the same wood flooring. Currently utilised as a home office, this versatile room could easily be arranged as a comfortable second double bedroom with additional storage.

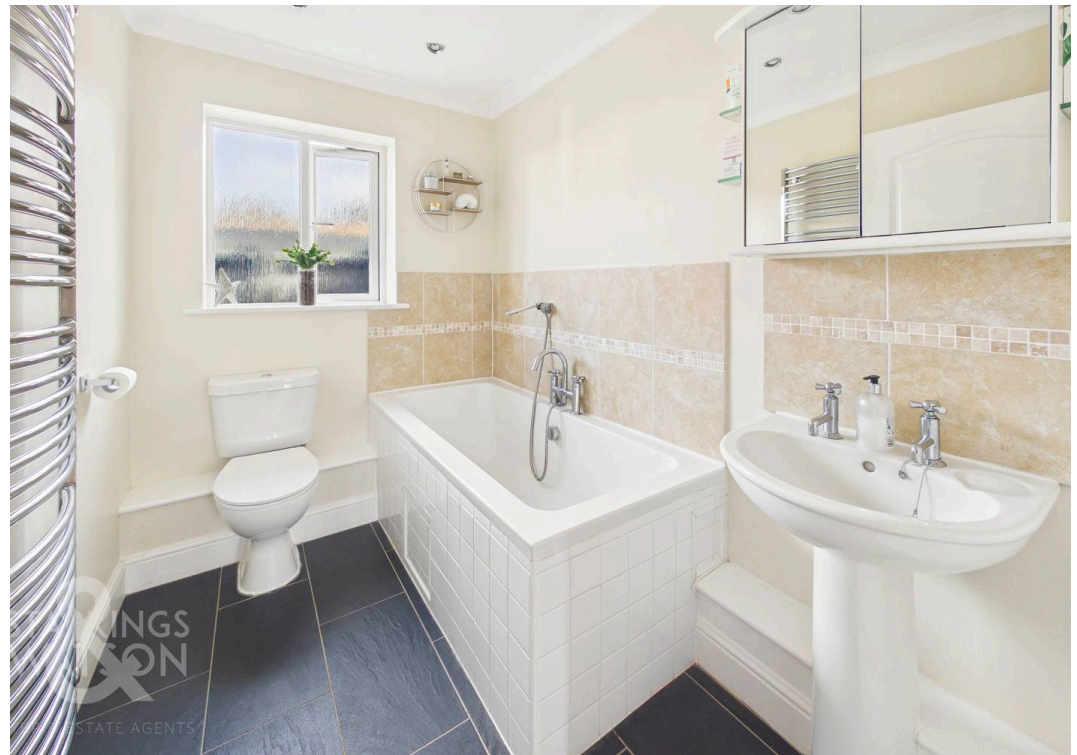
At the end of the hallway, the main living space unfolds. The dual-aspect sitting room is beautifully bright, enhanced by the home's south-facing orientation. Generous proportions allow for flexible furniture arrangements, while uPVC double glazed French doors open directly onto the landscaped rear garden, creating an effortless indoor-outdoor connection. Next door, the kitchen mirrors the sense of space and light, also enjoying a dual aspect. Thoughtfully designed, it offers ample room for a dining table or breakfast area, complemented by an extensive range of wall and base units, tiled splashbacks, and integrated appliances including double oven, a four-ring gas hob with extractor, and a dishwasher. A second set of French doors leads out to the garden, making this an ideal space for both everyday living and entertaining.

FIND US

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What3Words : ///polygraph.jobs.distilled



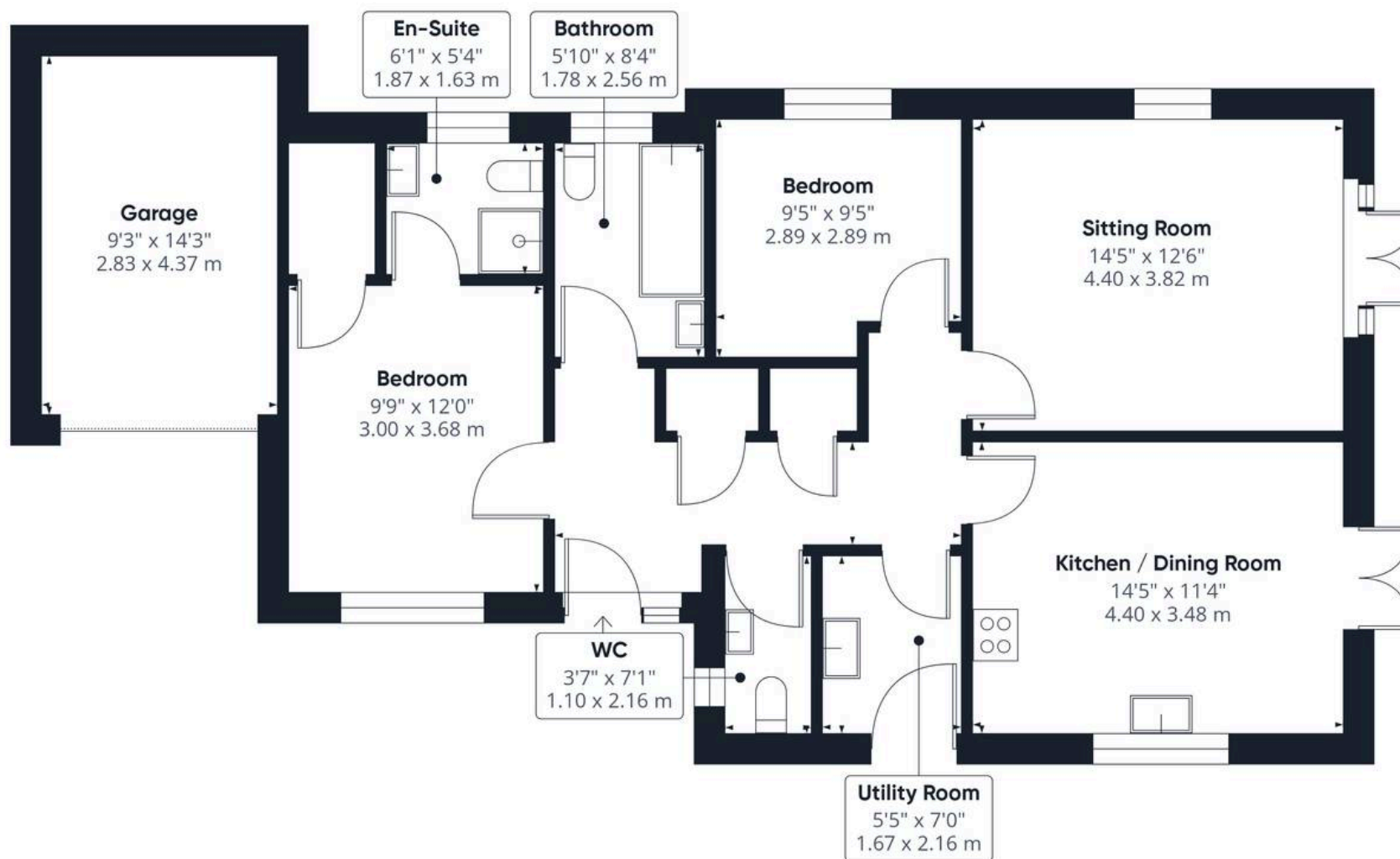




THE GREAT OUTDOORS

The rear garden, much like the inside of the home has been immaculately tended to create a peaceful summer retreat ideal for relaxing or entertaining. Benefitting from it's position, the south-facing garden enjoys excellent privacy from all angles, fully enclosed by timber panel fencing. A raised porcelain-tiled patio sits neatly in the corner of the garden, offering a welcoming spot for all day outdoor dining, framed by raised beds and colourful planting that brings the space to life. Practical access and useful storage areas are available on both sides of the property, where you'll also find an outside tap near the side access gate and waterbutt connected to guttering on the opposite side.





Approximate total area⁽¹⁾

978 ft²
90.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

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

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