



**Holly Road, Attleborough NR17 2HA**



**welcome to**

## **Holly Road, Attleborough**

A well-laid-out three-bedroom bungalow offering a kitchen-diner, a bright living room, and three good-sized bedrooms one positioned to the side. The property includes a modern shower room, generous hallway storage, a single garage with driveway, and an enclosed rear garden.



## Description

This well-presented three-bedroom bungalow offers comfortable single-level living with a practical layout and plenty of appeal for those seeking an easy-to-maintain home. Set in a desirable residential area, the property includes a living room, a spacious kitchen-diner, and three good-sized bedrooms.

The kitchen-diner offers generous space for both cooking and family meals, while the living room is bright and welcoming. A modern shower room serves the bedrooms, and the hallway includes ample built-in storage to keep the home tidy and clutter-free.

Externally, the property features a single garage with a driveway providing off-road parking. The rear enclosed garden is designed for low maintenance and includes a pleasant patio area, ideal for outdoor seating or enjoying the sunshine with minimal upkeep.

With its practical layout, useful storage, and manageable outdoor space, this bungalow is perfectly suited to buyers looking for a comfortable home that's easy to maintain. Early viewing is recommended to appreciate all it has to offer.

## Kitchen/Diner

Modern kitchen with plenty of wall and base level storage with space for white goods, complete with double oven, hob and extractor fan. Large dining area with space for 6 seater table.

## Living Room

Front and side facing window

## Hall/Utility

Can be used for utility area, plumbing available for washing machine, tumble dryer and freezer

## Bedroom One

Double bedroom with built in wardrobes

## Bedroom Two

Double bedroom with built in wardrobes and storage cupboard

## Bedroom Three

Single bedroom with built in storage cupboard

## Shower Room

Complete with shower cubical, sink basin and W.C

## Rear Garden

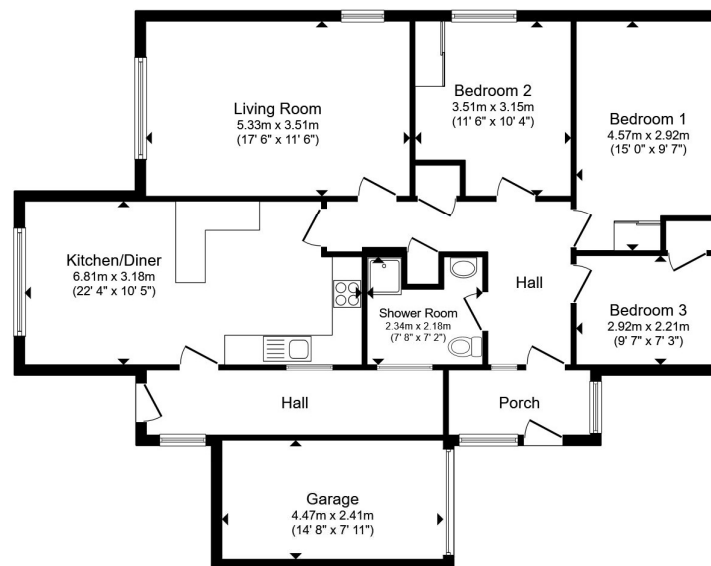
Low level maintenance with a patio area for outside dining, with shed and greenhouse

## Front Garden

Single garage with a driveway enough space for two vehicles, with lawn area

## Agent Note

Boiler 2 years old with 10 year manufacture guarantee



Total floor area 112.7 m<sup>2</sup> (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Holly Road, Attleborough**

- \*\*Guide Price £300,00 - £315,000\*\*
- CHAIN FREE
- Enclosed Rear Garden
- Built-in - Wardrobes
- Additional Storage
- Single Garage & Driveway Parking
- Ideal Single-level Living

Tenure: Freehold EPC Rating: Awaited Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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