

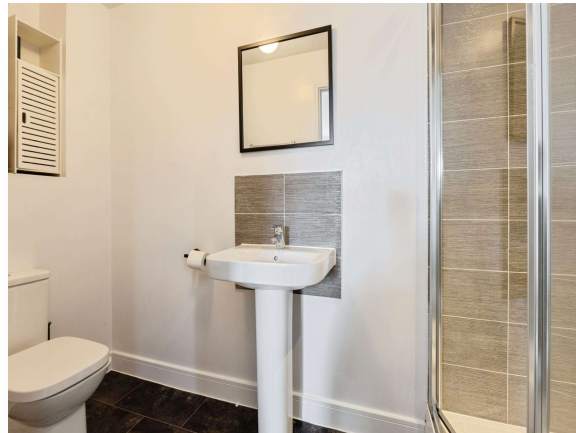


**Tortoiseshell Drive, Attleborough NR17 1GW**

**welcome to**

**Tortoiseshell Drive, Attleborough**

A modern three-bedroom home featuring an open-plan living room, kitchen/diner with breakfast bar, master bedroom with en-suite, and an enclosed rear garden with astro turf, patio, and side access.



## Description

This three-bedroom property provides well-considered and contemporary accommodation, arranged to support comfortable everyday living. On the ground floor, the entrance hallway leads to a spacious open-plan living room.

The kitchen/diner is fitted with a breakfast bar, offering additional seating and preparation space, together with ample storage and worktop surfaces. The open layout allows for a dedicated dining area, creating a functional setting well suited to both daily use and entertaining. A downstairs cloakroom provides further convenience on this level.

To the first floor, the master bedroom benefits from a private en-suite along with built-in wardrobes, providing generous and organised storage. Two additional bedrooms offer flexibility for family accommodation. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property features an enclosed rear garden with side access. The garden is laid to astro turf and includes a small patio area, providing a low-maintenance and neatly presented outdoor space suitable for a variety of uses.

## Living Room

Front and side facing window with French doors leading to the rear garden with open plan living

## Kitchen/Diner

Complete with breakfast bar and built in appliances, plenty of storage space and side facing window

## Cloakroom

W.C and wash basin

## Bedroom One

Double bedroom with fitted wardrobes and front and side facing window

## En-Suite

Complete with shower cubical, W.C and wash basin

## Bedroom Two

Double bedroom front and side facing window

## Bedroom Three

Single room with fitted carpet currently being used as a dressing room

## Bathroom

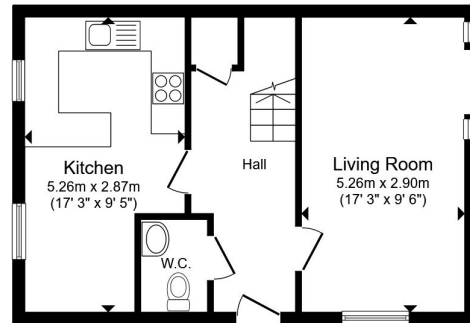
Three piece-suite and front facing window

## Rear Garden

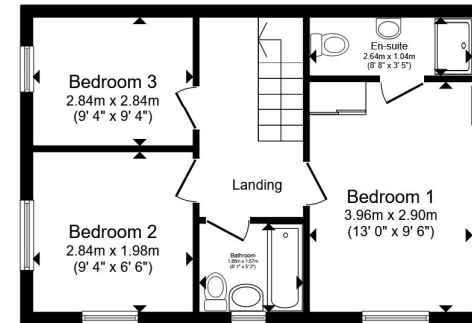
Laid with astro turf for low maintenance and patio area

## Agent Note

The sellers advise that they pay £ 87 per annum as a contribution towards upkeep.



Ground Floor



First Floor

Total floor area 81.6 m<sup>2</sup> (878 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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welcome to

## Tortoiseshell Drive, Attleborough

- Three bedrooms
- Open-plan living room
- Kitchen/diner with breakfast bar
- Downstairs cloakroom
- Master bedroom with en-suite
- Family bathroom
- Enclosed rear garden with side access
- Single garage

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB110221 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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