

Besthorpe Road, Attleborough, NR17

Guide Price **£260,000 - £270,000**

DONNA VINCENT

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- Ref:DV1198
- Beautifully updated three-bedroom family home
- Spacious open-plan kitchen, dining and living area
- Refitted modern kitchen
- Refitted ground floor family bathroom
- Conservatory overlooking the rear garden
- Three double bedrooms with En-suite WC to the main bedroom
- No Onward Chain
- Generous enclosed rear garden
- Walking distance to Attleborough town centre and local schools

Council Tax Band: B

Tenure: Freehold

Introduction

Beautifully updated and thoughtfully enhanced by the current owners, this superb three-bedroom ex-local authority home offers spacious, modern living that is perfect for first-time buyers, growing families or those seeking a property ready to move straight into.

One of the standout features is the impressive open-plan layout, where the refitted kitchen flows seamlessly through to the dining area and lounge, creating a wonderful space for everyday family life and entertaining. A conservatory extends the living accommodation further, while the ground floor also benefits from a stylish refitted family bathroom.

Upstairs, there are three generous double bedrooms, with the main bedroom enjoying the added convenience of an en-suite WC and wash hand basin.

Externally, the property boasts a generous enclosed rear garden, ideal for families and outdoor entertaining. Conveniently situated within walking distance of Attleborough town centre, local schools and amenities, this is a fantastic opportunity to purchase a beautifully presented home in a highly convenient location.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door leading into the entrance hall with stairs rising to the first floor. Built-in understairs cupboard housing the hot water tank, radiator, and doors leading to the ground floor bathroom and kitchen/dining room.

Open Plan Kitchen/Diner A superb open-plan kitchen/dining room, beautifully refitted with a stylish range of navy wall and base units complemented by tiled splashbacks. The kitchen incorporates a one-and-a-half bowl sink and drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, space for a six-burner Rangemaster cooker with cooker hood above, and a wall-mounted gas boiler neatly concealed within matching cabinetry.





Lounge A spacious dual-aspect lounge, featuring a radiator and sliding patio doors leading through to the conservatory, creating a wonderful flow between the living and garden spaces.

Ground Floor Bathroom Beautifully refitted with a stylish four-piece suite comprising a freestanding roll-top bath, walk-in shower enclosure with glazed door, rainfall shower head, wash hand basin, and WC. Finished with a chrome heated towel rail, creating a luxurious family bathroom.

Conservatory A uPVC conservatory built on a brick plinth with a polycarbonate roof, providing an additional reception area overlooking the rear garden. Twin opening patio doors lead directly onto the garden, making it an ideal space for relaxing or entertaining.

First Floor

Landing Window to the side aspect, access to the loft space, and doors leading to all three bedrooms.

Bedroom 1 A generous double bedroom with a window to the front aspect and radiator. Sliding door leading to an en-suite cloakroom fitted with a WC and wash hand basin with cupboard below.

Bedroom 2 A well-proportioned double bedroom with a window to the rear aspect and radiator.

Bedroom 3 A versatile third bedroom with a window to the side aspect and radiator, ideal as a child's bedroom, nursery, home office or hobby room.









Outside To the front, the property benefits from a gravel driveway providing off-road parking for two vehicles. The driveway continues through a five-bar timber gate to the side of the property, where a further gravel driveway leads to the detached garage.

The rear garden is of a generous size, being predominantly laid to lawn and fully enclosed by timber fencing, creating an ideal outdoor space for families, children and entertaining.

Garage Detached garage with an up-and-over door, light and power connected, together with a personnel door to the side providing convenient access into the rear garden.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.








Floor 0
Floor 1
Approximate total area(1)
998.97
92.6 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.
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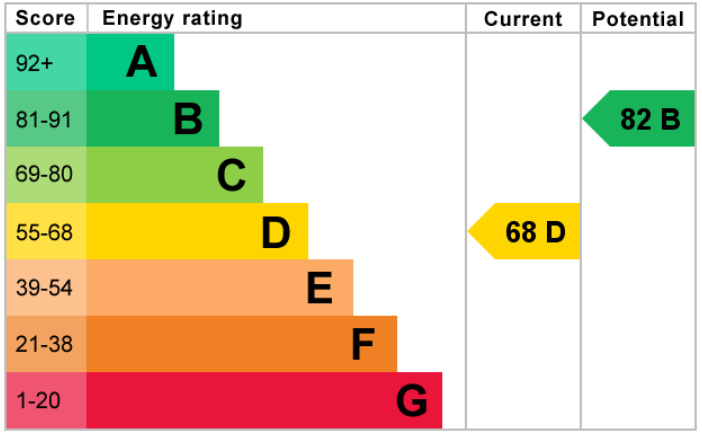
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
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21-38
F
1-20
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