

22 Kingfisher Road, Attleborough

Minors & Brady

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Attleborough

Featuring a south-facing rear garden and a conservatory with a self-cleaning glass roof, this two-bedroom home offers a practical layout with useful additional living space. The property has benefited from a number of recent improvements, including new carpets throughout, updated flooring and a newly-fitted bathroom suite. The ground floor comprises a welcoming entrance hall, separate WC, well-proportioned living room and fitted kitchen, with the conservatory extending the available reception space. Upstairs, two bedrooms are served by a modern bathroom with a bath and shower over. Outside, the enclosed rear garden has new fencing and requires minimal maintenance, while two allocated parking spaces and a spacious garage complete the property.

- Two-bedroom mid-terraced home
- Spacious living room with new luxury vinyl flooring
- Well-proportioned fitted kitchen
- Conservatory with self-cleaning glass roof
- Well-proportioned principal bedroom alongside a versatile second bedroom for guests or home working
- Newly-fitted bathroom suite with shower over bath
- South-facing enclosed rear garden
- Two allocated parking spaces
- Spacious garage providing additional storage
- Convenient location with access to local amenities and transport links

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The Location

Attleborough is a well-established market town in South Norfolk, offering a convenient range of everyday amenities alongside a strong sense of community. The town centre provides independent shops, cafés, public houses and restaurants, while larger supermarkets including Sainsbury's and Lidl cater for day-to-day shopping. Local facilities also include GP surgeries, pharmacies, leisure facilities and Gaymer's Park, with Queen's Square providing a central point for local shopping and community activities. Families are well served by a choice of schools, including Rosecroft Primary School, Attleborough Primary School and Attleborough Academy.

The town is well positioned for commuters, with Attleborough railway station providing connections towards Norwich and Cambridge, while the A11 offers convenient road links to Norwich, Thetford and further afield. There are also regular local bus connections to neighbouring villages and communities. For outdoor recreation, the surrounding Norfolk countryside provides plenty of opportunities for walking and cycling, with Thetford Forest and Banham Zoo among the nearby attractions. Attleborough therefore offers a practical balance of local convenience, transport connections and access to the wider countryside.

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Upon entering, the entrance hall provides access to the ground-floor WC and the main living accommodation. The living room is a well-proportioned reception space, featuring new luxury vinyl flooring and a front-facing window allowing natural light into the room. There is ample room for comfortable seating, with access through to the kitchen.

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The kitchen is fitted with a range of units and work surfaces, providing a practical space for everyday cooking. Adjoining the kitchen, the conservatory provides valuable additional reception space, suitable for dining or relaxing while enjoying views across the rear garden. A self-cleaning glass roof is an added practical feature.

The first floor comprises two bedrooms, with the principal bedroom occupying the larger of the two and providing a comfortable double room with space for bedroom furnishings. The second bedroom offers flexibility as a single bedroom, nursery or home office. Completing the accommodation is the newly-fitted bathroom suite, comprising a bath with shower over and finished with luxury vinyl tiling.

Outside, the south-facing rear garden is fully enclosed by new fencing and offers a low-maintenance space for outdoor seating and relaxation. The property also benefits from two allocated parking spaces and a spacious garage, providing additional vehicle accommodation and storage.

Agent's Note

This property is being sold freehold, and is connected to mains gas, water, electricity and drainage.

This property has gas central heating.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Council Tax Band: B

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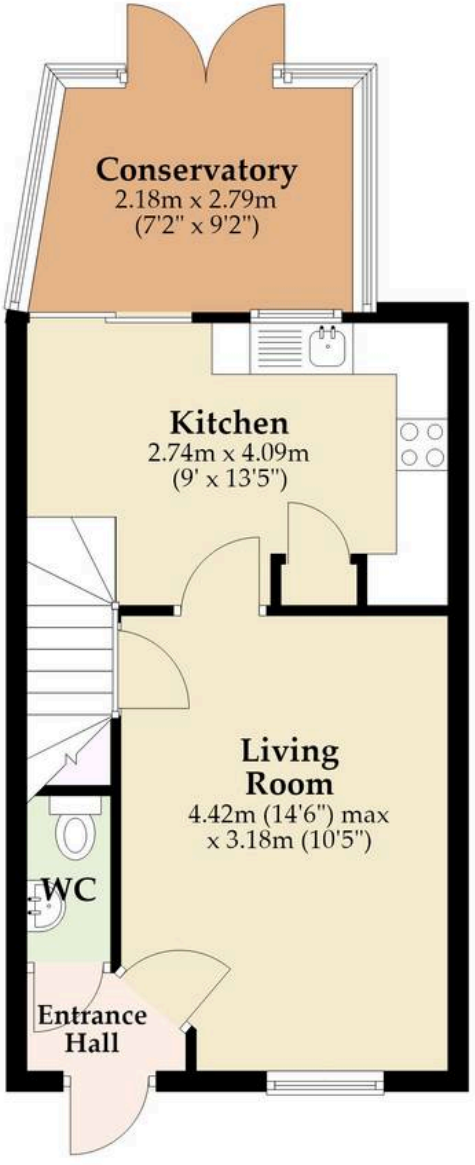
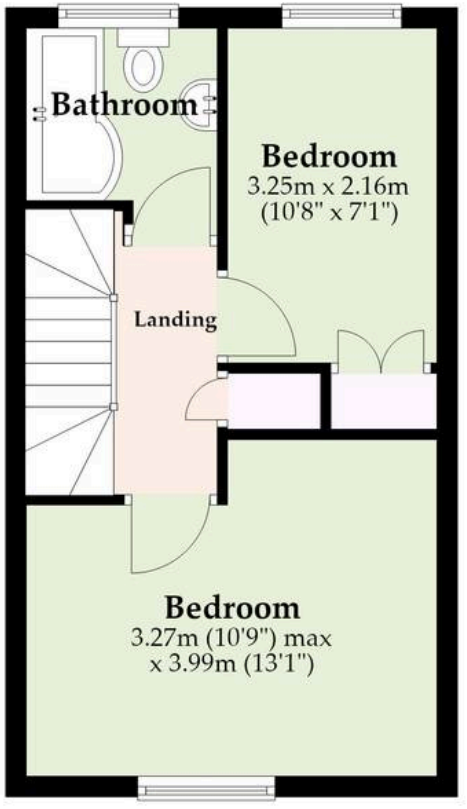
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 sq. feet)

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.
Plan produced using PlanUp.

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Branch Manager



Meet *Kian*
Senior Property Consultant



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Aftersales Team Leader

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