



Richmond Park, Attleborough, NR17

Guide Price £275,000

DONNA VINCENT
exp

- Ref:DV1198
- Three-bedroom linked-detached bungalow
- No onward chain
- Bedroom One with en-suite shower
- Bedroom Two with access to conservatory and rear garden.
- Kitchen
- Lounge
- Driveway parking for two cars and garage
- Rear Garden
- Shower Room

Council Tax Band: C Tenure: Freehold

Introduction

Situated within a small and quiet close, this three-bedroom linked-detached bungalow offers comfortable single-level living and is available with no onward chain, making it an excellent opportunity for buyers looking for a straightforward move.

The accommodation comprises a welcoming lounge, kitchen, three bedrooms, and a small conservatory accessed from bedroom two, providing a pleasant space to enjoy views of the garden. The layout offers practical living with plenty of potential for a buyer to personalise and make their own.

Outside, the property benefits from a driveway providing off-road parking for two cars in front of the garage. The rear garden is mainly laid to lawn and features a summer house, along with a lean-to potting shed/greenhouse to the rear of the garage, ideal for gardening enthusiasts. Located in a tucked-away position yet convenient for local amenities, this appealing bungalow presents a great opportunity for a range of buyers seeking a well-positioned home in a desirable residential setting.

Accommodation Comprises:

Entrance Hall Side entrance door leading into an L-shaped hallway. Doors to all rooms, access to loft space, radiator, and a built-in cupboard with shelving providing useful storage.

Lounge Featuring a brick fireplace, radiator, and a front-facing aspect overlooking the front garden.

Kitchen Fitted with a range of matching wall and base units with a stainless steel sink unit and tiled splashback. Built-in storage cupboard, wall-mounted gas boiler, radiator, and space for a washing machine. Front-facing aspect.



Bedroom 1 Rear-facing aspect, radiator, and door leading to the en-suite.

En Suite Walk-in shower cubicle, wash hand basin, W.C., and radiator.

Bedroom 2 A versatile room with a radiator and direct access to the rear garden via an external door. Twin opening doors lead into the conservatory, creating a pleasant connection to the garden and offering flexibility for use as a bedroom, guest room, or additional sitting area.

Conservatory UPVC windows set on a brick plinth with a radiator, creating a pleasant additional space overlooking the garden. Door providing access to the rear garden. (Please note the glass in the external door is currently shattered and will require replacement.)

Bedroom 3 Side-facing aspect and radiator, offering a comfortable third bedroom or an ideal space for a study or hobby room.

Shower Room Fitted with a walk-in shower with hand-held mixer spray, wash hand basin and W.C., radiator, and a side-facing aspect.

Outside To the front of the property there is a driveway providing parking for two cars in front of the garage. The front garden is open plan and mainly laid to lawn, with a pathway leading around the side of the property to the front door. A timber gate provides access through to the rear garden.

The enclosed rear garden is mainly laid to lawn with plant and shrub borders, and features a summer house positioned in the corner. To the rear of the garage there is a lean-to greenhouse/potting shed with a canopy over to the side, offering a useful space for gardening and storage.



Garage The garage benefits from light and power, with twin opening doors at the front and an adjacent separate door. At the rear, a personnel door provides direct access to 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.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		