

The Coppice, Attleborough NR17

Guide Price **£350,000 - £375,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Spacious four-bedroom detached family home
- Occupying one of the most generous plots within The Coppice
- Lovingly owned by the current owners since new
- Generous lounge with archway to separate dining room
- Kitchen/breakfast room with separate utility room
- Principal bedroom with en-suite shower room
- Ground floor cloakroom and family bathroom
- Single garage, driveway parking and generous enclosed rear garden
- Quiet cul-de-sac location within easy reach of Attleborough town centre, local schools and amenities

Council Tax Band: D

Tenure: Freehold





Introduction

Occupying one of the most generous plots within the sought-after The Coppice, this spacious four-bedroom detached family home has been lovingly owned by the current owners since new and offers generous, well-planned accommodation in a quiet cul-de-sac setting.

Designed with family living in mind, the property comprises a welcoming entrance hall, spacious lounge with an archway leading through to the dining room, fitted kitchen/breakfast room, separate utility room and a ground floor cloakroom. Upstairs are four well-proportioned bedrooms, with the generous main bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property enjoys an attractive frontage with parking, single garage, and a generous enclosed rear garden, all sitting on one of the largest plots within the development.

Conveniently situated within easy reach of Attleborough town centre, local schools and amenities, this fantastic home offers an excellent opportunity for families looking for space, a desirable location and a property they can enjoy for many years to come.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door leading into the welcoming entrance hall. Stairs rising to the first floor. Radiator. Doors leading to the lounge and ground floor cloakroom.

Cloakroom Fitted with a low-level WC, vanity unit incorporating a wash hand basin and radiator.

Lounge A spacious square-shaped reception room with a useful under-stairs storage cupboard. Archway leading through to the dining room and door leading to the kitchen. Radiator.

Dining Room A good-sized dining area with sliding patio doors opening onto the rear garden. Radiator.

Kitchen/Breakfast Room Fitted with a range of matching wall and base units complemented by tiled splashbacks, this well-appointed kitchen/breakfast room offers ample storage and workspace. Features include a one-and-a-half bowl sink unit with mixer tap, inset gas hob with cooker hood above, and a mid-height double oven with cupboards above and below. A breakfast bar provides the perfect spot for informal dining or morning coffee, while a door leads through to the separate utility room.

Utility Room Fitted with a range of matching wall and base units incorporating a stainless steel sink unit. Wall-mounted gas-fired boiler concealed within a matching cupboard. Space for a fridge/freezer, washing machine and tumble dryer. Built-in airing cupboard. Radiator. UPVC door providing access to the rear patio and garden.

First Floor

Landing Access to the loft space, with loft ladder and part boarded, Doors leading to all four bedrooms and the family bathroom.









Bedroom 1 A spacious main bedroom with window to the front aspect. Built-in double wardrobe with hanging rail and shelving. Radiator. Door leading to the en-suite shower room.

Ensuite Fitted with a corner shower cubicle, low-level WC and wash hand basin. Chrome heated towel radiator.

Bedroom 2 A double bedroom with window to the rear aspect. Built-in double wardrobe with hanging rail and shelving. Radiator.

Bedroom 3 A double bedroom with window to the front aspect. Built-in double wardrobe cupboard. Radiator.

Bedroom 4 Currently used as a study, with window to the front aspect. Radiator.

Bathroom Beautifully refitted with a contemporary suite comprising a panelled bath with drench shower head and separate handheld mixer shower, glass shower screen, vanity unit incorporating a wash hand basin, low-level WC and chrome heated towel radiator. Mostly tiled walls.



Outside

The property is approached via a shared access leading onto a gravel driveway, providing off-road parking for two to three vehicles.

The open-plan front garden is mainly laid to lawn with attractive trees, flower beds and established planting, creating an appealing approach to the property. A timber gate to the side provides access to the rear garden.

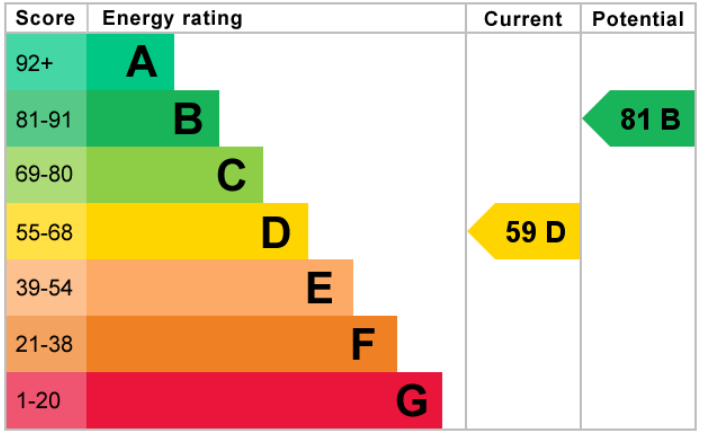
The landscaped rear garden has been beautifully maintained and features a paved patio area, ideal for outdoor entertaining, with the remainder laid to lawn and complemented by decorative flower and shrub borders. A timber garden shed is positioned to the left-hand side, and the garden is fully enclosed by fencing, providing a good degree of privacy.



Garage Single garage with up-and-over door, light and power connected. Personnel door to the side providing convenient access to the side pathway and rear garden.







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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.

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