



Kingfisher Road, Attleborough NR17

Guide Price £230,000

DONNA VINCENT
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- Ref: DV1198
- Three-bedroom end-terrace home, beautifully updated by the current owners
- Guide Price £230,000 - £240,000
- Stylish open-plan lounge, kitchen & dining area
- Cosy wood-burning stove
- Main bedroom with en-suite
- Family bathroom & downstairs cloakroom
- Enclosed rear garden
- Garage nearby en bloc, Two allocated parking spaces plus additional parking potential
- Sellers have found – ideal for buyers looking to move quickly

Council Tax Band: B

Tenure: Freehold

Beautifully updated by the current owners, this well-presented three-bedroom end-terrace home offers a stylish and sociable layout, making it an ideal first-time purchase or home for a young family.

The accommodation includes an entrance hall and downstairs cloakroom, leading into a welcoming lounge with a wood-burning stove, which flows through to the open-plan kitchen/diner - creating a fantastic space for everyday living and entertaining. Upstairs, there are three bedrooms, with the main bedroom benefiting from an en-suite, together with a family bathroom.

Outside, the property enjoys an enclosed rear garden, a garage en bloc and two allocated parking spaces to the front, with additional side space providing the potential for further parking.

The sellers have already found an onward property with no onward chain and are keen to proceed, making this a fantastic opportunity for buyers looking for a lovely home they can move into and enjoy.

Ground Floor

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door opening into the entrance hall, with tiled flooring, door leading into the lounge and sliding door to the cloakroom.

Cloakroom Fitted with a WC and wash hand basin, with radiator and tiled flooring.

Lounge A welcoming living space featuring a freestanding wood-burning stove, radiator, useful understairs storage cupboard and staircase rising to the first floor. Open-plan access leads through to the kitchen/diner, creating a sociable flow between the living and dining spaces.



Kitchen/Diner Fitted with a range of matching wall and base units with work surfaces over and inset sink unit. Electric hob with oven below and cooker hood above. Wall-mounted gas boiler concealed within a matching cupboard. Spaces are provided for a washing machine, dishwasher and tall fridge/freezer, together with ample space for a dining table and chairs. UPVC double doors open directly onto the rear garden, providing a lovely connection between the indoor and outdoor spaces.

First Floor

Landing Access to the loft space and doors leading to all three bedrooms and the family bathroom.

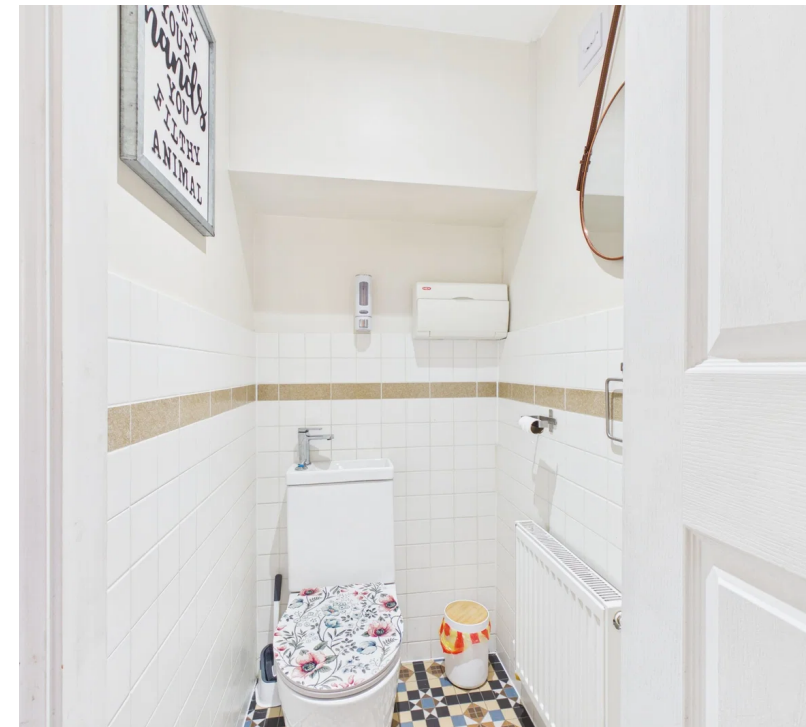
Bedroom 1 Aspect to the front, radiator and freestanding double wardrobe with sliding doors. Door leading to the en-suite shower room.

En Suite Fitted with a corner shower enclosure, WC and wash hand basin. Chrome heated towel radiator and tiled flooring. Aspect to the rear and built-in double wardrobe cupboard with hanging rail and shelving.

Bedroom 2 Aspect to the rear and radiator.

Bedroom 3 Aspect to the rear and built-in double wardrobe cupboard with hanging rail and shelving.

Bathroom Fitted with a bath with drench shower head and separate handheld mixer spray over, wash hand basin with useful drawers below and WC. Chrome heated towel radiator.



Outside To the front of the property are two allocated parking spaces, with a paved pathway leading to the front entrance door. An additional area to the side offers the potential for further parking, if required. A timber gate provides access through to the rear garden.

The enclosed rear garden is mainly laid to lawn with a paved patio area providing space for outdoor seating and entertaining. A timber garden shed is positioned to the rear, with the garden enclosed by fencing.

Garage A garage is situated nearby en bloc and is fitted with an up-and-over door.

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.



