

The Meadows, Shropham, Attleborough, NR17 1BF

Guide Price **£385,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Spacious detached family home in a desirable village location
- 3/4 generous bedrooms, including main bedroom with en suite
- Two versatile reception rooms offering flexible living space
- Study/home office, ideal as a fourth bedroom if required
- Modern kitchen/diner with separate utility room
- Underfloor heating to the ground floor for year-round comfort
- Cloakroom and well-appointed family bathroom
- Integral garage with potential to convert or extend (stp)
- Corner plot position with wrap-around garden and driveway parking

Council Tax Band: E

Tenure: Freehold



A Super Detached Family Home in the Heart of Shropham

Perfectly positioned in the charming village of Shropham, this spacious and versatile detached home offers generous room sizes and a light, airy feel throughout, ideal for modern family living.

Set on a corner plot, the property features three bedrooms upstairs, including an en suite to the main bedroom, along with a practical family bathroom. On the ground floor, the layout provides excellent flexibility with two reception rooms, a study (which could serve as a fourth bedroom), and potential to extend into the integral garage if desired.



The accommodation includes an entrance porch, welcoming hallway, cloakroom, well-appointed kitchen/diner, utility room, and a comfortable lounge, all designed with space and practicality in mind. The home also benefits from underfloor heating throughout the ground floor, adding warmth and comfort year-round.

Outside, the property enjoys a pleasant corner position with gardens surrounding, creating a lovely setting for family life.

This is a wonderful opportunity to secure a well-proportioned family home in a peaceful village location, offering both comfort and future potential.

Ground Floor

Accommodation Comprises:

Entrance Porch A welcoming entrance to the home begins with the front door opening into a bright and spacious entrance porch, offering an ideal area for coats and shoes. Twin opening doors lead through to the entrance hall, featuring tiled flooring and a Velux window that allows plenty of natural light to fill the space.

Entrance Hall The welcoming entrance hall features tiled flooring and a staircase rising to the first floor. Doors provide access to the kitchen/diner, downstairs cloakroom, garage, and bedroom four/study, offering a practical and well-connected layout.

Cloakroom A convenient cloakroom fitted with tiled flooring, a WC, and a wash hand basin.

Lounge A bright and inviting double-aspect lounge featuring UPVC twin opening patio doors that lead out to the patio and garden, Ceiling spotlights add a modern touch and enhance the natural light throughout the room.

Study/Bedroom 4 A versatile room overlooking the rear garden, ideal for use as a study, playroom, or fourth bedroom, offering flexible space to suit your lifestyle.

Kitchen/Diner A spacious and stylish kitchen/diner featuring matching wall and base units with ample storage and worktop space. The kitchen is equipped with an electric hob with cooker hood above and double oven below, a one-and-a-half bowl stainless steel sink, and an integrated dishwasher. There is space for an American-style fridge/freezer and a dining table and chairs, making it ideal for family meals and entertaining. Tiled flooring runs throughout, and UPVC twin opening patio doors lead directly to the patio and garden, creating a seamless indoor-outdoor connection.

Utility Room Conveniently located off the kitchen/diner, the utility room features a stainless steel sink, space for a washing machine, and tiled flooring.









First Floor

Landing A spacious landing with access to the loft space and a radiator, providing a bright and practical hub connecting the first-floor rooms.

Bedroom 1 A spacious double-aspect bedroom filled with natural light, featuring a radiator and plenty of room to create a comfortable and relaxing retreat.

En Suite A modern en-suite bathroom featuring a generous walk-in shower cubicle, wash hand basin, WC, and a towel radiator, combining style and practicality for everyday use.

Bedroom 2 A spacious double-aspect bedroom filled with natural light, featuring a Jack and Jill door providing direct access to the family bathroom and a radiator, offering both comfort and convenience.

Bedroom 3 A well-appointed single bedroom featuring ceiling spotlights and a radiator, offering a comfortable and versatile space.

Family Bathroom A well-appointed family bathroom with a Jack and Jill door connecting to Bedroom 2. It features a bath with shower over, WC, and wash hand basin, with mostly tiled walls, a towel radiator, and a built-in airing cupboard housing the hot water tank, combining practicality with style.

Outside The property is situated on a corner plot within a private close of just four other homes, the property offers a brick weave driveway providing parking for several cars in front of the garage. An open-plan lawn area lies adjacent, with a timber gate giving access to the rear garden. The garden is enclosed by low walls and fencing, laid mainly to lawn with a paved patio area - perfect for outdoor entertaining. The oil tank is conveniently positioned to the left-hand side of the property at the edge of the garden.

Garage An integral garage accessed directly from the hallway, fitted with light and power and an electric garage door, providing secure and convenient storage or parking.











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.





Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

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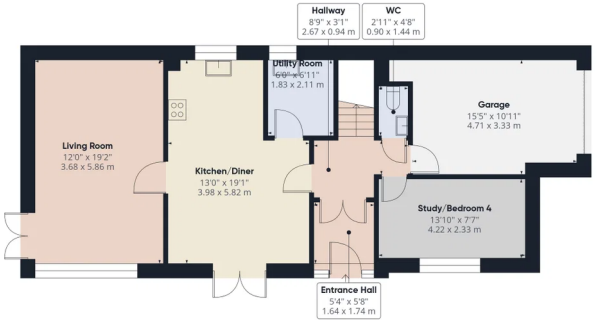
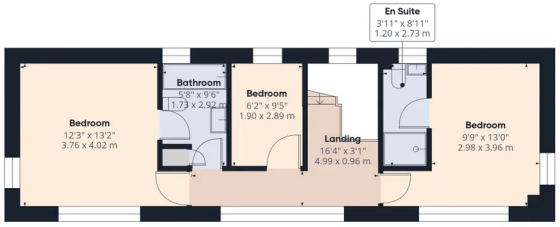


Floor 0



Floor 1

Approximate total area(1)

1429 ft²

132.9 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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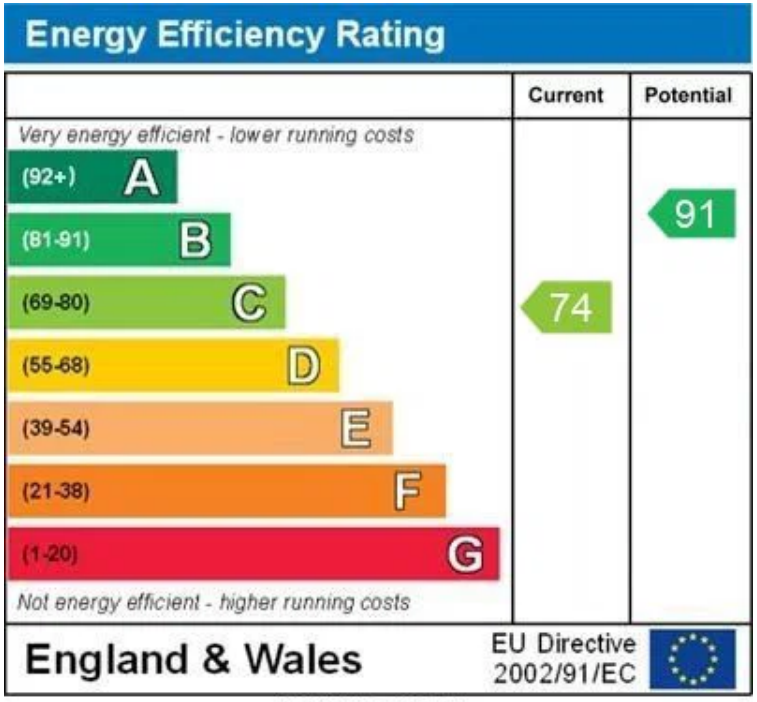

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