

Russet Close, Attleborough NR17

Offers in the region of **£190,000 - £200,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Well-presented two-bedroom mid-terrace home
- Quiet cul-de-sac location
- Within walking distance of the railway station
- Spacious lounge/dining room with conservatory
- Main bedroom with en-suite shower room
- Enclosed rear garden
- Garage in nearby block with off-road parking
- Ideal for first-time buyers, investors or those looking to downsize
- Viewing highly recommended

Council Tax Band: B

Tenure: Freehold

Introduction

Situated in a quiet cul-de-sac and within walking distance of the railway station, this well-presented two-bedroom mid-terrace home is an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation comprises an entrance hall, spacious lounge/dining room, fitted kitchen and conservatory overlooking the rear garden. Upstairs are two bedrooms, with the main bedroom benefiting from an en-suite shower room, together with a separate family bathroom. Externally, the property enjoys an enclosed rear garden and a garage with parking, located a very short distance away in a nearby block.

Offering comfortable, low-maintenance living in a convenient location, this lovely home is well worthy of an internal viewing.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door into the entrance hall with stairs rising to the first floor. Radiator, built-in storage cupboard, ideal for coats and shoes, and door leading through to the lounge/dining room.

Lounge/Diner A spacious and light-filled reception room with a front aspect window, two radiators, and a built-in understairs storage cupboard. There is ample space for both lounge furniture and a dining table and chairs, making it ideal for everyday living and entertaining. An opening leads through to the kitchen, with twin doors opening into the conservatory.

Kitchen Fitted with a matching range of wall and base units with work surfaces over, incorporating an electric hob with a double oven below and cooker hood above. Space for a slimline dishwasher and under-counter fridge and freezer.





Conservatory A useful additional reception space of brick and uPVC construction with a brick plinth beneath a polycarbonate roof. Featuring tiled flooring, a radiator, and twin opening doors leading out to the rear garden. There is also space and plumbing for a washing machine, together with space for a tumble dryer, making this a practical extension to the living accommodation.

First Floor

Landing Access to the loft space, built-in airing cupboard housing the gas-fired boiler, and doors leading to both bedrooms and the family bathroom.

Bedroom1 A well-proportioned main bedroom with a front aspect window, radiator, and two built-in double wardrobe cupboards providing hanging rails and shelving. Saloon-style doors lead through to the en-suite shower room.

Ensuite Fitted with a step-in shower cubicle with a glass screen, wash hand basin and W.C. Chrome heated towel radiator and inset ceiling lighting.

Bedroom 2 A good-sized second bedroom with a rear aspect window, radiator, and built-in sliding wardrobe cupboard providing hanging rail and shelving.

Bathroom Fitted with a panelled bath with shower mixer tap, wash hand basin and W.C. Radiator and an obscured window providing natural light and ventilation.









Outside To the front of the property, the open-plan garden is mainly laid to lawn with a paved pathway leading to the front entrance door, complemented by a selection of decorative plants and shrubs.

The enclosed rear garden features a paved patio seating area leading onto a lawn, all enclosed by timber fencing. With a variety of shrubs providing an attractive backdrop, creating a pleasant space for relaxing and outdoor entertaining.

Garage The property benefits from a garage located a short distance away in a nearby block of three garages serving neighbouring properties. The garage is fitted with an up-and-over door, and there is off-road parking for one vehicle directly in front of the garage.

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		