Norwich Road | Besthorpe, Attleborough | NR17 2LB

Price Guide £300,000

twgaze

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A beautifully presented detached two-bedroom modern bungalow offered with no chain, well proportioned and immaculately maintained accommodation throughout. Finished to an excellent standard, the property combines contemporary style with practical single storey living. Outside, the property enjoys a private enclosed garden, providing an attractive space for relaxing and entertaining, together with the added benefits of a garage and ample off-road parking.

- Offered with no chain
- Ideally positioned between the market towns of Wymondham and Attelborough
- Garage and off road parking
- Kitchen/dining room, with separate utility room
- Beautifully presented and ready to move straight into
- Two bedroom detached bungalow
- Private enclosed garden with mature landscaping
- Main bedroom with en-suite
- Lounge with patio doors leading to the garden

Location

Homestead is in a delightful position set back off the Norwich Road towards the east side of the village. Attleborough is about 1 mile to the west and is an up and coming town which provides a comprehensive range of facilities, including schooling to sixth form level and a train station on the Norwich to Cambridge Line. Wymondham is 5 miles to the northeast providing a wide range of amenities and excellent schooling with Wymondham College (1 mile) having recently been rated 'Outstanding' by Ofsted and one of the few UK State Schools offering boarding facilities. There is a bus stop directly opposite the property, serving the No 13 bus route from Attleborough to Spixworth via Wymondham and Hethersett. The A11 provides a swift route to Norwich, just 12 miles away, offering a comprehensive range of commercial, entertainment, cultural amenities and excellent schooling, together with a mainline railway station providing regular services to London and Cambridge, as well as having an international airport.

The Property

This stunning two-bedroom detached bungalow has been thoughtfully designed and impeccably maintained, offering stylish and versatile accommodation throughout. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the quality and elegance found within. The impressive lounge is a wonderfully bright and inviting space, enhanced by patio doors that open seamlessly into the private garden, allowing natural light to flood the room and creating the perfect setting for both relaxation and entertaining. The sleek, modern kitchen/dining room provides a sophisticated heart to the home, featuring a contemporary design with ample space for dining and everyday living. A separate utility room adds further convenience and benefits from direct access to the garden. The principal bedroom is a luxurious retreat, complete a with fitted wardrobe and an en-suite shower room. The second bedroom, currently utilised as a home office, offers excellent flexibility and could easily serve as a guest bedroom or additional living space. A beautifully presented family bathroom and separate WC complete this exceptional property.

Outside

The rear garden has been thoughtfully designed to create a private and beautifully presented outdoor retreat. Fully enclosed and secluded, it offers a wonderful blend of style and functionality, with a raised patio area surrounded by attractive bedding, providing the perfect spot to relax and enjoy the garden's peaceful atmosphere. A generous patio area extends directly from the kitchen and lounge, creating an ideal entertaining space for hosting family and friends while enjoying a seamless connection between the home and garden. Further benefits include convenient side access to the front of the property, a substantial brick-built garage, and off-road parking, completing this impressive outdoor offering.

Services: Mains electricity and water. Gas central heating. Private drainage system.

Agents Note Full Fibre Broadband is available at the property

How to get there: What3words: ///elbowed.tilts.famed

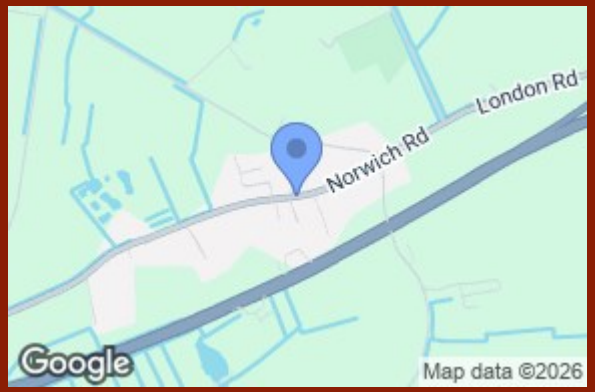
Viewing: By appointment with TW Gaze

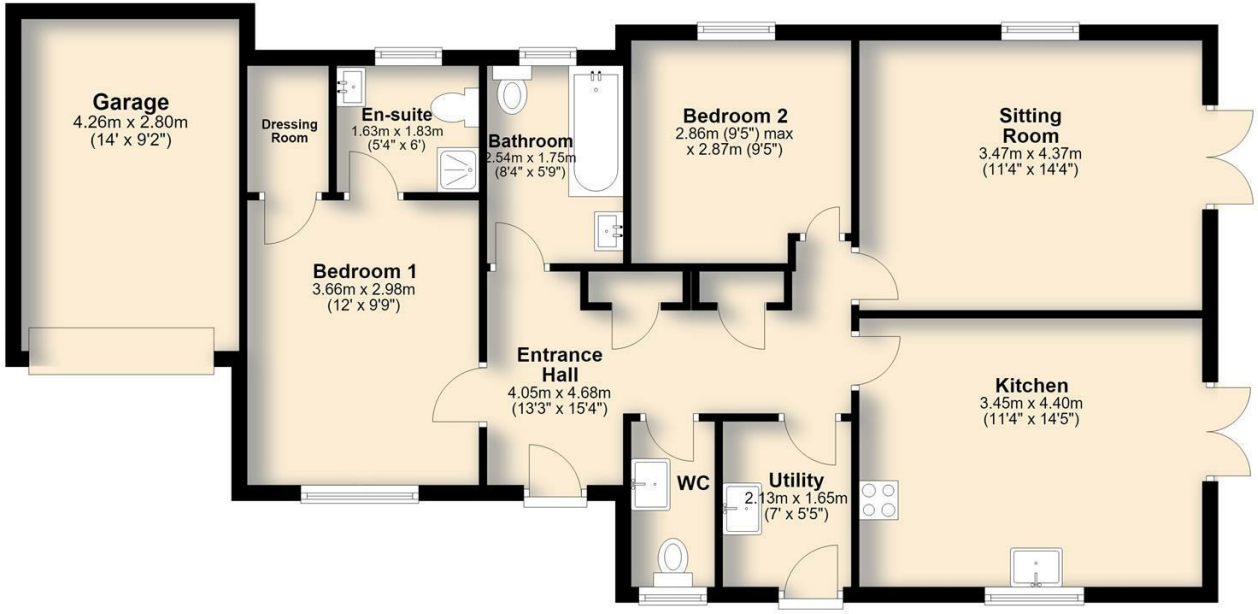
Freehold

Council Tax: C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

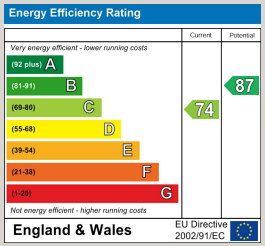
Ref: 2/20302





Ground Floor
Approx. 92.5 sq. metres (995.6 sq. feet)

Total area: approx. 92.5 sq. metres (995.6 sq. feet)



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