

Briar Gardens, Attleborough NR17

Guide Price **£375,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Built by the highly regarded Abel Homes in 2008
- Immaculately presented four-bedroom detached family home
- Exclusive close of just eight similar properties
- Corner plot with attractive wraparound garden
- Spacious kitchen/breakfast room with separate dining room
- Conservatory overlooking the side garden
- main bedroom with en-suite shower room
- Garage with driveway plus additional parking space
- Beautifully maintained throughout and ready to move straight into

Council Tax Band: D

Tenure: Freehold

Introduction

Occupying a corner plot within an exclusive close of just eight similar homes, this immaculately presented four-bedroom detached family home was built by the highly regarded Abel Homes in 2008 and offers spacious, well-planned accommodation throughout.

Beautifully maintained by the current owners, the property comprises a welcoming entrance hall, spacious lounge, separate dining room, well-appointed kitchen/breakfast room, utility room, cloakroom and a delightful conservatory overlooking the garden. Upstairs are four well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys attractive wraparound gardens, providing plenty of space for relaxing and entertaining. A garage, driveway parking in front of the garage and an additional parking space to the side complete this superb family home.

Combining quality construction, generous accommodation and a sought-after corner plot position, this outstanding home is perfect for growing families seeking a peaceful setting within a small and exclusive development.

Accommodation Comprises:

Ground Floor

Entrance Hall Part-glazed front entrance door leading into the welcoming entrance hall. Staircase rising to the first floor with useful built-in understairs storage cupboard, radiator, and doors leading to the cloakroom, dining room, kitchen/breakfast room and lounge.

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





Lounge A spacious dual-aspect lounge with a radiator and twin uPVC French doors opening into the conservatory.

Dining Room A separate dual-aspect dining room with radiator, providing an ideal space for formal dining and entertaining.

Kitchen/Breakfast Room A recently refitted dual-aspect kitchen/breakfast room fitted with a stylish range of matching wall and base units with worktops over, incorporating a one and a half bowl stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, mid-height double oven with cupboards above and below, and a gas hob with cooker hood over.

The room features tiled flooring, radiator, and ample space for a breakfast table and chairs, creating an ideal space for everyday family living.

Utility Fitted with matching wall and base units with worktops over, incorporating a stainless steel sink unit with tiled splashbacks. There is space and plumbing for a washing machine, additional space for an under-counter fridge or further appliance, and a wall-mounted gas boiler. Part-glazed external door providing access to the side of the property.

Conservatory A uPVC conservatory on a brick plinth with a glass roof, enjoying twin uPVC French doors opening onto the patio area, creating an ideal space for relaxing and enjoying views of the garden.









First Floor

Landing Galleried landing with radiator, access to the loft space, and a built-in airing cupboard housing the hot water cylinder with fitted shelving. Doors leading to all bedrooms and the family bathroom.

Bedroom 1 A well-proportioned double bedroom with aspect to the side, radiator, and a freestanding double wardrobe with sliding doors, fitted with hanging rail and shelving. Door leading to the en-suite shower room.

En-Suite Fitted with a walk-in double shower with handheld mixer spray, WC, wash hand basin, and chrome heated towel radiator.

Bedroom 2 A double bedroom with aspect to the front, radiator, and a built-in double wardrobe with sliding doors, fitted with hanging rail and shelving.

Bedroom 3 A further double bedroom with aspect to the rear, radiator, and a built-in mirrored sliding wardrobe with hanging rail and shelving.

Bedroom 4 A single bedroom with aspect to the front and radiator.

Bathroom Fitted with a panelled bath with shower mixer tap, WC, wash hand basin, and chrome heated towel radiator.

Outside Occupying a corner plot within a small and exclusive close, the property enjoys attractive wraparound gardens with dual access to both sides. The rear garden is enclosed by fencing and features a paved patio area, shrub borders, a timber shed, and a paved pathway continuing around the property and between the house and the garage.

To the front, the property is open plan with an artificial lawn, together with a gravel driveway providing off-road parking in front of the garage and an additional gravel parking space to the side.

Garage Single garage with up-and-over door, benefiting from light and power, together with a personal side access door leading onto the side pathway.

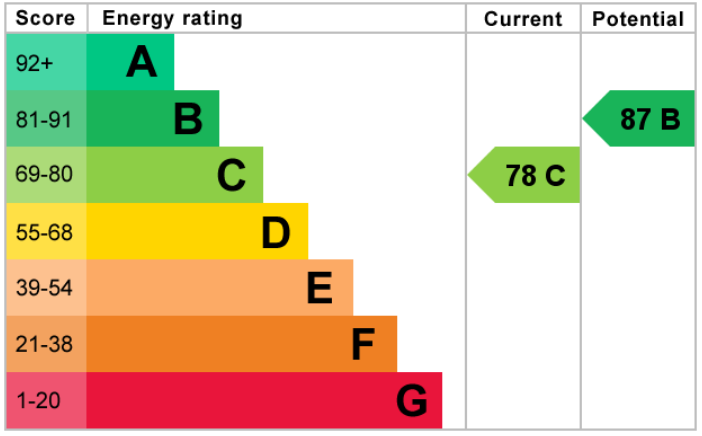
AGENTS NOTE The property experienced flooding approximately two years ago as a result of a blockage in the nearby culvert. We understand the blockage has since been cleared. Buyers are advised to make their own enquiries in this regard.











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.