



**Chapel Road, Attleborough, NR17**

Offers in the Region of **£270,000**





**Property Type:** Semi Detached House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 3

Ref DH0707 - NO CHAIN! This spacious three-bedroom semi-detached home on Chapel Road is packed with potential. With two reception rooms, a modern kitchen, a large rear garden and period features throughout, it is an ideal family home within easy reach of Attleborough town centre.

### Stepping Inside...

You are welcomed into a bright entrance hall leading to the main reception rooms. The sitting room at the front of the house features a fireplace and bay window, while the dining room at the rear provides ample space for family meals or entertaining, with French doors opening onto the garden. The kitchen is fitted with modern white units, ample worktop space and appliances, designed with practicality in mind.

### Heading Upstairs...

The first floor provides three bedrooms, including a generous principal bedroom with a period fireplace, a second double and a comfortable single. The family bathroom completes the upstairs layout with a modern suite including a shower over the bath.

### The Plot...

Outside, the rear garden is a real highlight. With a wide stretch of lawn and mature boundary hedging, it offers plenty of scope for family life, gardening enthusiasts or simply enjoying the outdoors. To the front, the property has a classic brick façade and a welcoming entrance with a traditional-style front door.

### Getting to Know Attleborough...

Chapel Road is well-positioned for both convenience and community living. Attleborough town centre offers a range of shops, cafés and amenities, as well as a train station with direct links to Norwich and Cambridge. The A11 is close by for easy commuting, and schools and leisure facilities are all within easy reach.

### Important Information on Anti-Money Laundering Check...

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take this responsibility seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial assessment on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

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 must pay this amount directly to Move Butler and complete all Anti-Money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before you will receive a formal acceptance of your offer.







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