

Chapel Road, Attleborough NR17

Offers Over **£200,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Deceptively spacious mid-terraced home
- 2/3 bedrooms with flexible layout
- Within walking distance of the town centre
- Lounge opening into dining area
- Extended kitchen and ground floor bathroom
- Two double bedrooms plus additional third room
- Outbuilding with allocated section
- Rear garden with separate sections
- No onward chain

Council Tax Band: A

Tenure: Freehold

Introduction

This deceptively spacious mid-terraced home offers flexible 2/3 bedroom accommodation and is ideally situated within walking distance of the town centre, providing convenient access to a range of local shops, amenities, and transport links. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, investors, or those seeking a well-located home.

The accommodation is arranged over two floors and begins with a welcoming lounge to the front, leading through to a dining area and into an extended kitchen. Just before the kitchen, you will find a ground floor bathroom, adding practicality to the layout. Upstairs, there are two generous double bedrooms, with a third bedroom accessed via bedroom two, featuring a step down into the room - ideal as a nursery, dressing room, or home office.

Externally, the property benefits from non-restrictive on-street parking to the front. To the rear, there is an outbuilding divided into three sections, one of which belongs to the property. The immediate rear area is open plan with neighbouring properties, leading to a separate main garden area a short stroll away. The garden itself is divided into a larger strip section, with part laid to bark in a woodland-style setting and the remainder enclosed by fencing—offering a unique and versatile outdoor space.





Accommodation Comprises:

Ground Floor

Lounge Front entrance door into the lounge, radiator, and doorway leading through to the dining room. A comfortable reception room ideal for relaxing.

Dining Room Stairs to the first floor, space for table and chairs, radiator, and a step up into a useful cloakroom area ideal for coats and shoes. Doors lead through to the kitchen and ground floor bathroom.

Kitchen Forming part of the extension, this fitted kitchen comprises matching wall and base units with tiled flooring and a radiator. There is space for a tall fridge freezer, washing machine, tumble dryer, and electric cooker. Stainless steel sink unit, wall-mounted gas boiler, and a uPVC door providing access to the rear garden.

Ground Floor Bathroom Fitted with a four-piece suite comprising a bath, corner shower unit, wash hand basin, and low-level W.C. Finished with tiled flooring and a radiator.

First Floor

Landing Access to loft space, with doors leading to Bedroom 1 and Bedroom 2.

Bedroom 1 Front aspect bedroom with radiator.

Bedroom 2 Featuring three built-in storage cupboards, radiator, and a step down providing access into Bedroom 3.

Bedroom 3 Rear aspect room with radiator, ideal for use as a study, nursery, or additional bedroom.









Outside To the front, the property is approached via a wrought iron gate, with a pathway leading to the front door and low-level wall.

To the rear, the property opens directly onto a shared area with neighbouring homes, laid to lawn. There is a clay lump outbuilding divided into three sections, one of which belongs to this property. A communal walkway leads to a larger garden area, with half of the garden sectioned off and the other half open plan, featuring trees and a wooded area with bark chippings.

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.



