

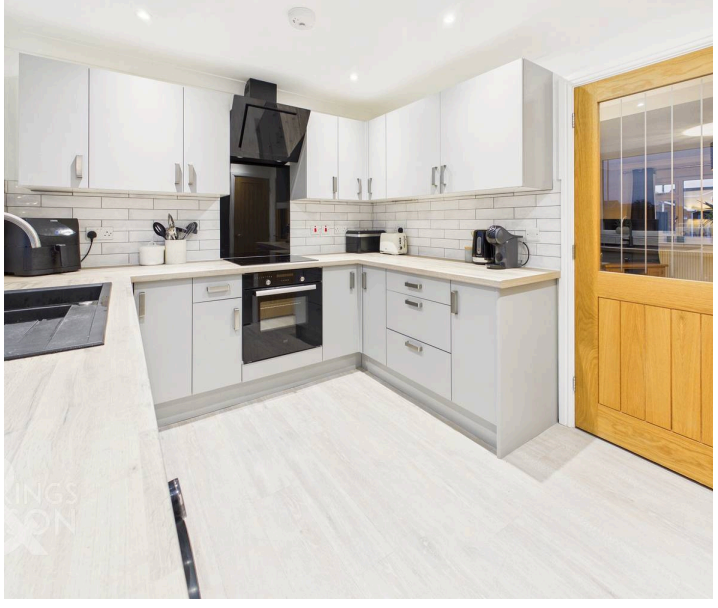
Atling Way, Attleborough - NR17 2NS

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Atling Way

Attleborough

PRESENTING THIS FULLY RENOVATED AND EXTENDED DETACHED BUNGALOW, finished to a HIGH SPECIFICATION and occupying a VERY GENEROUS CORNER PLOT with EXTENSIVE GROUNDS, this impressive home offers SPACIOUS ACCOMMODATION of approximately 1000 SQFT (stms). Having been meticulously renovated and extended by the current owner, the home offers features such as oak internal doors, a new roof, all new windows, new electrics and new central heating. The property welcomes you with ATTRACTIVE KERB APPEAL, featuring a fully rendered finish and ample driveway parking for numerous vehicles. Step inside to discover a BRIGHT AND AIRY 19' TRIPLE ASPECT SITTING ROOM, perfect for relaxation or entertaining, complemented by a SEPARATE FITTED KITCHEN (ideal for family meals or hosting guests). THREE DOUBLE BEDROOMS provide comfortable and versatile living, while TWO MODERN BATHROOMS (including an en-suite) ensure convenience for the whole household. Every detail has been thoughtfully designed to offer both style and practicality, creating a home that is move-in ready and suited to a variety of lifestyles.

The GENEROUS GARDENS further enhance the sense of space and privacy, making this bungalow an exceptional choice for those seeking a high-quality, detached residence. The property is also situated within a quiet residential location close to the town centre of Attleborough with a wide range of amenities as well as great road and rail links.

Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: D

- Fully Renovated & Extended Detached Bungalow
- Finished To A High Specification
- Very Generous Corner Plot With Extensive Grounds
- Spacious Accommodation Of Approximately 1000 SQFT (stms)
- 19' Dual Aspect Sitting Room & Separate Fitted Kitchen
- Three Double Bedrooms & Two Bathrooms
- Ample Driveway Parking For Numerous Vehicles & Generous Gardens For Entertaining
- Attractive Curb Appeal With Fully Rendered Finish



The market town of Attleborough has a great range of amenities including independent local shops, supermarkets, bars, doctors, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away.

SETTING THE SCENE

Using the cul-de-sac you will find generous driveway parking to the front of the bungalow suitable for at least 4 vehicles. There is a central paved pathway leading to the main entrance door as well as gated access from the driveway to the garden.

THE GRAND TOUR

Entering via the main entrance door into the hall you will find built-in storage cupboard housing the pressurised hot water system and doors leading to the sitting/dining room as well as doors to the bathroom and all three bedrooms. The sitting/dining room is a bright and spacious triple-aspect space with room for a dining table and chairs. Twin-opening uPVC patio doors lead out to the side garden, creating a wonderful space for both relaxing and entertaining. There is a door leading through to the kitchen from the sitting room. The beautifully refitted kitchen provides a range of matching wall and base units with worktops over, built in storage cupboard, inset one and a half bowl sink unit, electric hob with cooker hood above and built-in oven below, tiled splashbacks, integrated dishwasher, space for a washing machine and tall fridge/freezer, wall-mounted gas boiler and a part-glazed uPVC door leading out to the rear garden.

The family bathroom comprises a WC, wash hand basin with vanity cupboard below, P-shaped bath with shower over featuring a rainfall head and handheld mixer spray, chrome heated towel radiator and automatic sensor lighting that illuminates as you enter the room. The master bedroom is a s spacious double bedroom with aspect to the front as well as door leading to the en-suite shower room. The en-suite is a generously sized en-suite comprising a walk-in double shower with rainfall shower head and handheld mixer spray, WC, wash hand basin set within a vanity unit with cupboards below, chrome heated towel radiator, and a wall-mounted high-gloss storage cupboard. There are then two further double bedrooms completing the internal accommodation.

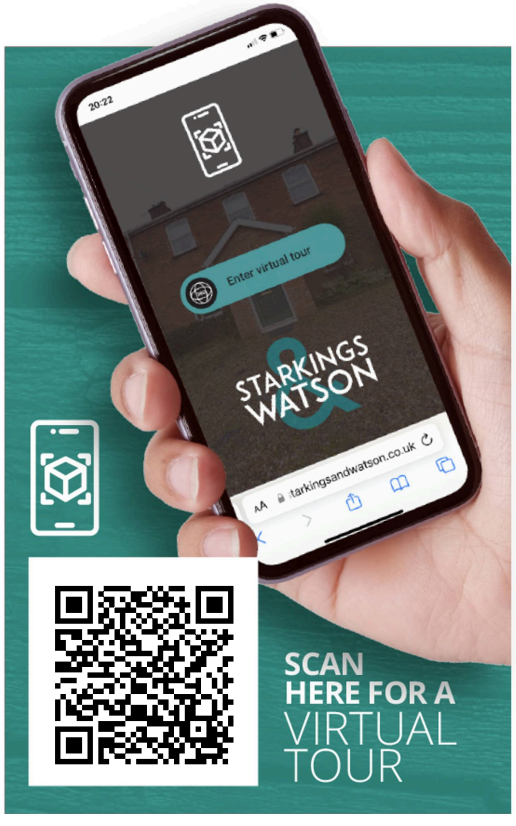
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











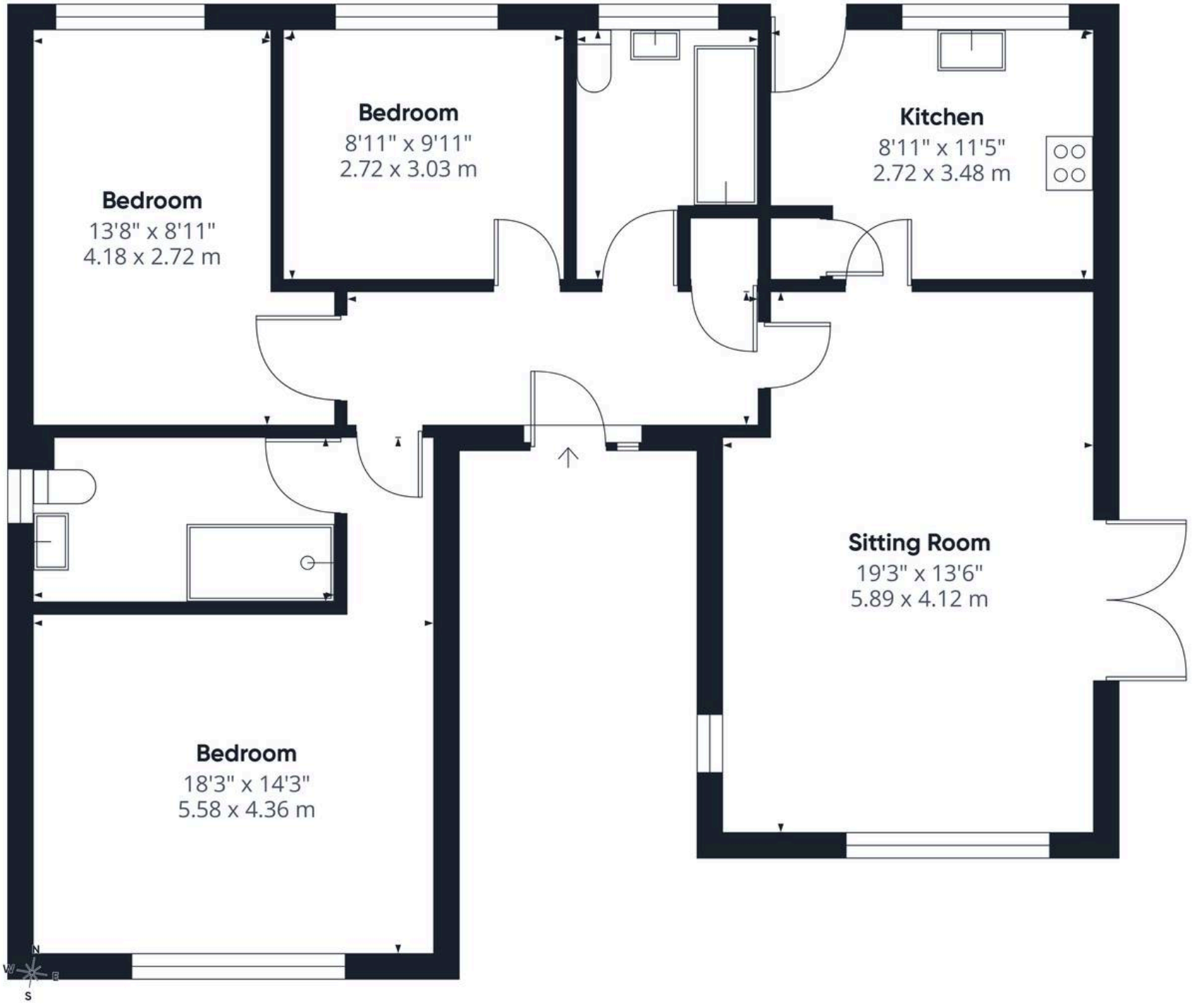






THE GREAT OUTDOORS

The rear garden can either be accessed via the kitchen or French doors from the sitting room. From the sitting room, you will find a lovely patio area with external lighting, suitable for outside dining and entertaining. Also from here you can access a latch and brace gate which takes you to the front drive. The garden is laid to lawn and wrap around the side of the property and along the kitchen and bedrooms which also have outside lighting and external water tap. To the rear, 3 large sheds sit in the corner, perfect for storage or workshops. Surrounded by concrete posts and panel fencing, safety is not an issue, children and pets are able to play with security taken care of.



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Approximate total area(1)

967 ft²

89.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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