



Ferguson Way, Attleborough, NR17

Offers Over £215,000

DONNA VINCENT
exp

- Ref: DV1198
- Guide Price £220,000 - £230,000
- Three-bedroom semi-detached home
- Quiet position on the edge of a pleasant close
- Spacious lounge/diner
- Well-appointed kitchen
- Two double bedrooms plus third bedroom/study
- Low-maintenance paved rear garden
- Driveway parking for up to three cars
- Garage providing additional parking or storage

Council Tax Band: B Tenure: Freehold

Introduction

Situated on the edge of a quiet close on the outskirts of Attleborough, this well-presented three-bedroom semi-detached home offers an ideal opportunity for first-time buyers or young families seeking a peaceful yet convenient location.

The property provides spacious and practical accommodation, including a generous lounge/diner, a well-appointed kitchen, and three bedrooms, with two comfortable doubles and a third bedroom perfectly suited as a nursery, study, or home office.

Externally, the home benefits from a private driveway providing off-road parking for up to three vehicles, in addition to a garage for further parking or storage. The rear garden is designed for low maintenance, being fully paved and creating an ideal space for outdoor seating and entertaining.

Combining a quiet residential setting with easy access to all the amenities Attleborough has to offer, this is a fantastic starter home with plenty of appeal.

Accommodation Comprises:

Ground Floor

Lounge/Diner A spacious and welcoming reception room entered via the side entrance door, offering ample space for both living and dining. Features include a decorative electric fireplace creating an attractive focal point, two radiators, and plenty of room for a dining table and chairs. A door leads through to the kitchen.

Kitchen Fitted with a range of matching wall and base units, the kitchen offers space for a cooker with cooker hood above, tall fridge freezer, washing machine, and dishwasher. There is a sink unit with adjacent drainer, inset lighting, and a radiator. Stairs to the first floor, and the gas boiler is neatly concealed within a matching cupboard. A UPVC external door provides access to the rear garden.



First Floor

Landing Providing access to all bedrooms and the bathroom, the landing features a radiator, built-in airing cupboard with shelving, and access to the loft space.

Bedroom 1 A well-proportioned bedroom with an aspect to the rear, allowing for natural light. Features include inset lighting and a radiator.

Bedroom 2 A good-sized double bedroom with an aspect to the front, providing plenty of natural light. Radiator.

Bedroom 3 A compact bedroom with an aspect to the front and a radiator, ideal for use as a study, nursery, or occasional bedroom.

Bathroom Fitted with a bath with electric shower over and shower curtain, wash hand basin, and low-level W.C. Finished with tiled flooring, inset lighting, and a radiator.

Outside The property is approached by a gravel driveway with carport, providing parking for at least three vehicles, with additional parking available in the garage. A timber gate to the side provides access into the rear garden.

The front garden is laid mainly to lawn with established flowers and shrubs, and is screened from the road by mature hedging.

The rear garden is designed for low maintenance, being fully paved and enclosed by fencing, creating a private and practical outdoor space.

Garage Brick-built garage with an up and over door, providing secure parking or additional storage space.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		