

Primrose Close, Attleborough, NR17

Guide Price **£290,000**

DONNA VINCENT

exp

- Ref: DV1198
- Deceptively spacious detached three-bedroom bungalow
- Situated on a generous corner plot in a quiet close
- Offered with no onward chain
- Large L-shaped lounge/diner ideal for relaxing and entertaining
- Three well-proportioned bedrooms
- Main bedroom with W.C. and wash hand basin
- Spacious wrap-around garden backing onto green space
- Driveway providing off-road parking
- Garage with electric door

Council Tax Band: C

Tenure: Freehold

Introduction

Situated on a generous corner plot within a quiet and sought-after close, this deceptively spacious three-bedroom detached bungalow offers a wonderful opportunity for buyers seeking comfortable single-level living in a peaceful setting. Offered to the market with no onward chain, the property provides well-proportioned accommodation and excellent potential for those looking to create a long-term home.

The bungalow is thoughtfully arranged around an L-shaped hallway, leading to three bedrooms, including a principal bedroom benefiting from its own W.C. and wash hand basin. The home also features a large L-shaped lounge diner, creating a bright and versatile space ideal for both everyday living and entertaining, alongside a well-appointed kitchen.

Externally, the property continues to impress with a spacious wrap-around garden that backs directly onto open green space, providing a pleasant outlook and an added sense of privacy. Additional benefits include a private driveway and a garage with an electric door, offering convenient off-road parking and storage.

Combining a quiet location, generous plot, and flexible accommodation, this appealing bungalow presents an excellent opportunity for a range of buyers.

Accommodation Comprises:

Entrance Hall UPVC front entrance door opening into an L-shaped hallway. Access to loft space, radiator, and built-in cupboard with shelving providing useful storage. Doors leading to all rooms.

Lounge/Diner Spacious L-shaped lounge/diner with a double aspect allowing plenty of natural light. Two radiators, raised brick hearth with marble top and feature gas fire, and UPVC patio doors leading out to the patio area.





Kitchen Fitted with a range of matching wall and base units with a one and a half bowl stainless steel sink unit. Space for washing machine and a free-standing gas cooker with cooker hood above. Radiator, tiled flooring, and UPVC full-length obscured glazed door leading out to the patio area.

Bedroom 1 Fitted wardrobe cupboard with overhead storage cupboards above, radiator, and door leading to the en-suite W.C.

En Suite W.C Fully tiled with a low-level W.C., wash hand basin with cupboards below, and radiator.

Bedroom 2 Featuring wall-length wardrobe cupboards with hanging rail and shelving, plus a radiator.

Bedroom 3 Fitted with a corner desk, cupboard and shelving above, access to loft space and a radiator.

Shower Room Tiled flooring, radiator, W.C. and wash hand basin set within a vanity unit, and a walk-in corner shower.

Outside To the front, a concrete driveway provides parking in front of the garage, with an additional paved area leading to the front door. Dual side access through timber gates leads to the rear garden, with a concrete pathway wrapping around the bungalow. Situated on a corner plot, the rear garden wraps around the property and is laid to lawn, featuring a greenhouse, timber shed, ornamental feature pond, block-paved patio, and a variety of plants and shrubs, all enclosed by fencing for privacy.









Garage With an electric door, light and power, and a UPVC personnel door providing access onto the driveway.

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.



