



**Plasset Drive, Attleborough NR17**

**Guide Price £325,000**

**DONNA VINCENT**  
**exp**

- Ref:DV1198
- Extended five-bedroom semi-detached family home
- Approximately 1,400 sq ft of versatile accommodation
- Ideal for growing or multi-generational families
- Two en-suite shower rooms plus a family bathroom
- Study/workroom, ideal for home working or hobbies
- Spacious lounge with separate dining room
- Modern kitchen with separate utility room
- Enclosed rear garden perfect for family life
- Off-road parking for three vehicles

**Council Tax Band: B**

**Tenure: Freehold**

Offering approximately 1,400 sq ft of versatile accommodation, this extended five-bedroom semi-detached family home has been thoughtfully designed to provide generous living space, making it an ideal choice for growing families or those seeking multi-generational living.

The well-planned accommodation comprises a welcoming entrance hall, spacious lounge, separate dining room, modern kitchen, utility room, and a versatile study/workroom, formerly the original kitchen, providing an ideal space for working from home, hobbies or a playroom.

To the first floor are five well-proportioned bedrooms, two benefiting from en-suite shower rooms, together with a contemporary family bathroom, offering ample space for larger families and visiting guests.

Outside, the property enjoys an enclosed rear garden, ideal for relaxing and entertaining, together with off-road parking for two vehicles.

Combining generous accommodation, flexible living space and excellent family facilities, this superb home offers a fantastic opportunity for buyers looking for a property that can adapt to modern family life.

### **Accommodation Comprises:**

#### **Ground Floor**

**Entrance Hall** uPVC front entrance door with adjacent glazed side panel leading into the welcoming entrance hall. Staircase rising to the first floor, radiator, and doors leading to the cloakroom, study/workroom, and lounge.

**Cloakroom** Fitted with a WC and wash hand basin with fitted cupboard below, tiled flooring, and radiator.

**Study/Work Room** A versatile front-aspect room, formerly the original kitchen, now providing an ideal space as a study, home office or hobbies room. Fitted with a built-in wooden desk, wall-mounted gas boiler, built-in storage cupboard, tiled flooring, radiator, and a uPVC door providing access to the driveway.



**Lounge** A spacious lounge with two radiators, decorative glazed glass block feature allowing natural light to flow through, and twin opening doors leading into the dining room, creating a flexible space for both everyday living and entertaining.

**Dining Room** A dual-aspect dining room with two radiators, twin uPVC French doors opening onto the patio area, and a doorway leading through to the kitchen, creating an excellent space for both family dining and entertaining.

**Kitchen** Fitted with a range of matching wall and base units with fitted worktops, incorporating an enamel sink with swan-neck mixer tap. Integrated full-height fridge, mid-height double oven with cupboards above and below, and an electric hob with cooker hood over. There is space and plumbing for a washing machine, dishwasher and tumble dryer. An archway leads through to the Utility Area, providing a practical and flexible layout.

**Utility Area** Leading from the kitchen, this versatile utility area is currently used as a study space. It features a front aspect window, radiator, and space for a tall fridge/freezer, making it ideal as a practical utility area or additional home office.

### **First Floor**

**Landing** L-shaped landing with radiator, access to the loft space, and a built-in airing cupboard with fitted shelving. Doors leading to all bedrooms and the family bathroom.

**Bedroom 1** A generous double bedroom with aspect to the front, radiator, and a walk-in wardrobe complete with fitted lighting. Door leading to the en-suite shower room.



**En Suite** A well-proportioned en-suite with front aspect window, fitted with a walk-in shower cubicle with electric shower, WC, wash hand basin, and chrome heated towel radiator.

**Bedroom 2** A generous double bedroom with aspect to the rear and radiator. Door leading to the en-suite shower room.

**En Suite** Fitted with a walk-in shower cubicle with electric shower, WC, and wash hand basin.

**Bedroom 3** A double bedroom with aspect to the side and radiator.

**Bedroom 4** A further double bedroom with aspect to the rear and radiator.

**Bedroom 5** A single bedroom with aspect to the rear and radiator.

**Family bathroom** Fitted with a panelled bath with electric shower over and glazed shower screen, WC, wash hand basin, and front aspect window.

**Outside** To the front, the property enjoys an open-plan frontage with a gravel driveway and carport to the side, providing off-road parking for up to three vehicles. The enclosed rear garden features a paved patio area, lawn, and two timber sheds, creating an ideal space for outdoor dining, entertaining and family enjoyment.

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             |         | 83 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |