



**London Road, Attleborough**

**Guide Price £400,00 - £425,000**

**DONNA VINCENT**  
**exp**



- Ref:DV1198
- Superbly presented and extended three-bedroom period semi-detached home
- Set back from London Road within walking distance of the town centre
- Impressive 22ft triple-aspect living room with woodburner
- Stunning open-plan kitchen/breakfast/family room
- Character features including sash windows and cast iron fireplace
- Approximately just over 1300 sq ft of versatile accommodation
- Generous plot just under a quarter of an acre
- Thoughtfully extended to create a spacious and sociable layout
- Driveway parking plus useful outbuildings for storage/utility

**Council Tax Band: C**

**Tenure: Freehold**

### **Introduction**

This superbly presented and extended three-bedroom semi-detached period home is set back from London Road, within walking distance of the town centre, and offers a wonderful blend of character and modern living.

The property retains a wealth of original features, including sash windows, and has been thoughtfully extended to create spacious and versatile accommodation approaching just over 1,300 sq ft. A particular highlight is the impressive 22ft triple-aspect living room with a woodburner, providing a bright and inviting space to relax.

At the heart of the home is a stunning kitchen/breakfast room, which has been opened up into a family room to create a fantastic social and entertaining space, complemented by a convenient ground floor cloakroom.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom featuring a charming cast iron fireplace, along with a family bathroom.

Externally, the property sits on a plot of just under a quarter of an acre, with a driveway providing off-road parking. The original part of the home is of traditional clay lump construction with a brick skin, while the extension forms the lounge. There are also useful clay lump outbuildings providing utility and storage space.

The rear garden is mainly laid to lawn and enclosed by hedging and fencing, with well-stocked flower and shrub borders and a mature tree, creating a private and established outdoor space.

**Accommodation included:**

### **Ground Floor**

**Entrance Hall** Front entrance door opening into a welcoming hallway with attractive wood flooring. Stairs rising to the first floor, useful under-stairs storage cupboard, and doors leading through to the family room and kitchen/breakfast room.





**Kitchen/Breakfast Room** Fitted with a range of matching wall and base units, incorporating an integrated dishwasher and under-counter fridge. A freestanding Rangemaster cooker with cooker hood above is complemented by tiled splashbacks and a porcelain sink with swan neck tap. There is a built-in cupboard with plumbing for a washing machine and storage above, along with a further cupboard housing the wall-mounted gas boiler.

A central island unit with natural wooden worktop provides additional workspace and a focal point for the room, with the space opening through into the family room to create a fantastic open-plan living and entertaining area.

Radiator and door leading out to a courtyard patio area.



**Family Room** Open plan to the kitchen, creating a fantastic space for entertaining and everyday family living. Featuring wood flooring and ample space for a dining table and chairs.

**Lounge** A spacious 22ft triple-aspect room, perfect for relaxing and entertaining, featuring a woodburner set on a paved tiled hearth with a wooden surround. UPVC doors open onto the patio and rear garden, and the room is fitted with two radiators.

**Inner Hall** Provides access from an outside door onto the front driveway,

**Cloakroom** Comprising a W.C., wash hand basin, and radiator.





## **First Floor**

**Landing** Provides access to the loft space, features a radiator, and doors leading to all bedrooms and the bathroom.

**Bedroom 1** Front-facing aspect, featuring a cast iron fireplace and a radiator.

**Bedroom 2** Rear-facing aspect, with a radiator and a built-in single wardrobe cupboard.

**Bedroom 3** Front-facing aspect, with a radiator.

**Family Bathroom** Comprising a bath with drench shower head, wash hand basin, and W.C. The room is half-tiled and features a traditional-style radiator.

**Outside** To the front, the property is mostly enclosed by wrought iron fencing and features a driveway providing parking for up to three cars. The front garden is planted with established bushes and shrubs, with a paved pathway leading to the side timber gate, which provides access to the rear garden.

The rear garden includes a patio area and is predominantly laid to lawn, with flower and shrub borders, all enclosed by hedging and fencing. Immediately to the rear of the kitchen door, there is a paved courtyard area with a range of clay lump storage sheds







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