



Harebell Road | Attleborough | NR17 1FA

Offers Over £325,000

twgaze

# Harebell Road | Attleborough | NR17 1FA Offers Over £325,000

Offered with no chain. This four bedroom detached family home offers all a family needs in the popular Town of Attleborough with off road parking, garage and private enclosed garden.

- Offered with no chain
- En suite to main bedroom
- Utility room
- Ground floor w.c and first floor bathroom
- Off road parking
- Four bedroom detached family home
- Kitchen/diner
- Lounge
- Private enclosed garden

## The Location

The property is located on a popular development with great access to the A11 and Attleborough town centre. Attleborough is a popular town with a range of amenities, including supermarkets, building societies, doctors and dental surgeries, solicitors, accountants and sports clubs. There are also many primary and secondary schools in close proximity, with the market town of Wymondham less than 7 miles away and the Cathedral city of Norwich less than 16 miles away. It has a railway station on the Norwich to Cambridge line, with regular direct services running from Norwich to London Liverpool Street.

## The Property

This well-presented four-bedroom detached family home is located on a





small, sought-after development and is offered to the market with no onward chain. The property provides spacious and versatile living accommodation ideal for growing families. Upon entering the property, you are welcomed by a bright entrance hall leading to a ground floor W.C. To the front is a bay-fronted lounge offering a comfortable and relaxing living space. The heart of the home is the open-plan kitchen/diner, a perfect area for family meals and entertaining, with French doors opening out to the rear garden. A separate utility room provides additional convenience and storage. Upstairs, the main bedroom benefits from built-in wardrobes and a private en suite shower room. There are three further well-proportioned bedrooms, all ideal for family living, home working or guest accommodation. A modern family bathroom completes the first floor.

#### The Outside

To the side of the property, there is a driveway leading to a brick-built garage and a side gate providing access to the rear garden. The rear garden is fully enclosed and mainly laid to lawn, with a shrub border. There is also a decking area, ideal for outdoor seating and entertaining.

#### Freehold

#### Services

Mains gas, mains electric, main water and drainage

#### What3words

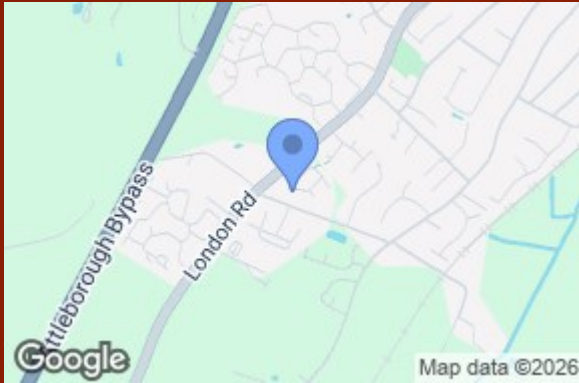
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Viewings strictly by appointment via Twgaze

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

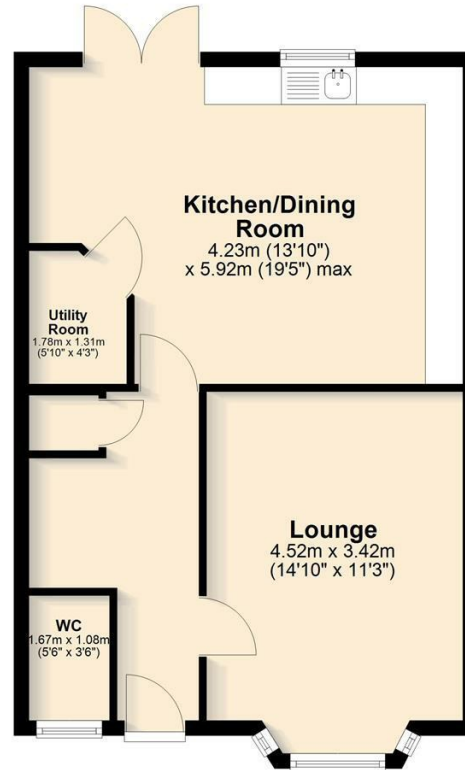
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref 2/19917



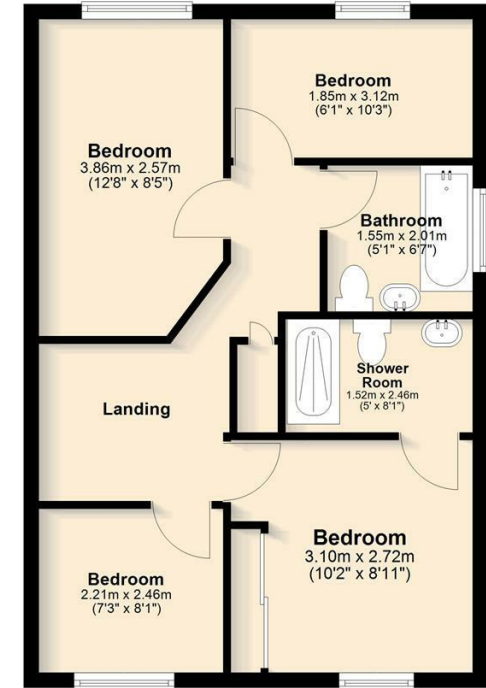
### Ground Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



### First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Total area: approx. 99.2 sq. metres (1068.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>		89	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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