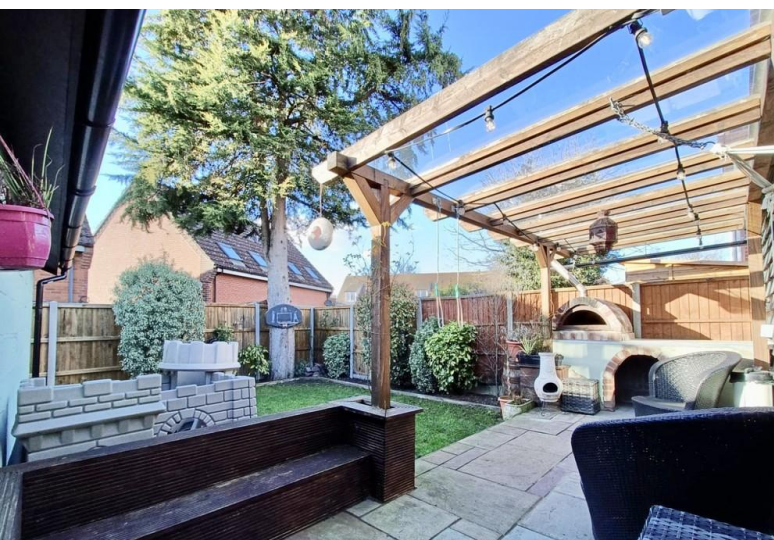




24 Hargham Road
Attleborough
NR17 2ER

Guide Price £325,000





- **Unique 2 bed character home**
- **Restored to an extremely high standard**
- **Private tucked away position**
- **Handmade solid oak kitchen with marble flooring**
- **Exposed character features throughout**
- **Undergone a program of complete modernisation**
- **Beautifully high spec presentation throughout**
- **Garage and off-road parking**
- **Close to Attleborough town centre**

Location

The property is located on a private drive just tucked away from Hargham Road itself. A quiet spot in the heart of Attleborough, just a few steps from supermarkets and wide array of amenities that this vibrant market town has to offer including the Academy secondary school (Ofsted rating Good), and is also fortunate to offer several good transport options, with a regular rail service into Norwich, Ely and Cambridge from where there are connections into London Kings Cross. The A11 dual carriage way also runs on the edge of the town and allows for speedy access into Wymondham (6 miles) and the centre of Norwich (15 miles).





The Property

A truly one-of-a-kind character home. This building has been lovingly restored and modernized over several years by the current owners. They have not only finished their home to the highest standards internally, the program of large-scale improvements amongst many things, also includes replacement roof, windows, and doors.

The property welcomes you into the solid oak handmade kitchen, with striking marble floors. This well considered family kitchen also features reclaimed solid oak worktops, under unit lighting and integrated appliances. The useful utility area has further worktop and cupboard space along with plumbing for washing machine and dryer.

The family bathroom is spacious enough for a stunning 4 piece suite, inclusive of roll top bath, separate walk in shower, two heated towel rails, window shutters and vanity sink. The inner hall provides access to a large double bedroom and further through to the simply breathtaking sitting room. The décor is understated yet extremely contemporary. Feature wood burner to one corner, sliding doors to the garden. There is even a fully installed projector and cinema screen. Upstairs the master bedroom is even more unique than it may first seem, not only is there a handy extra room adjacent which could be a child's bedroom or a dressing room, fitted wardrobes and even a secret doorway to eaves storage cleverly dressed as a book shelf. Remarkable touches in every room.

Please note: The current EPC valid until June 2024 was carried out prior to building and insulation works.

Outside

Approached off Hargham Road on to a private drive providing 82m2 of off road parking and access to garage. The garage has electric roller doors, full power and lighting. In a forward planning decision, the utility pipes were also installed underneath for ease of connection should the building someday be used as an annexe. The rear enclosed garden (30' x 20') is well established with a central lawn surrounded by floral borders. A lovely patio covered by a glazed pergola and inclusive of a hand build brick pizza oven to enjoy all year round.

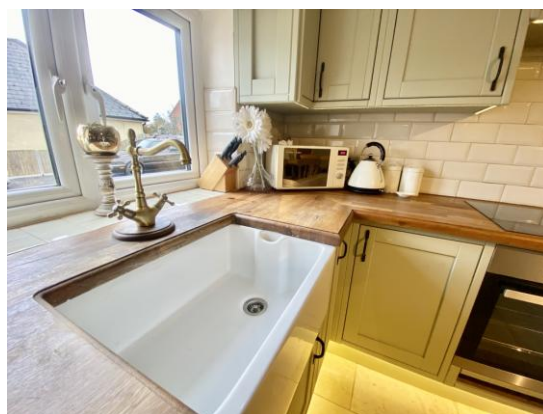
Services

Mains water, electricity, and drainage are connected. Gas fired combi boiler providing heating to radiators.


Viewing

Strictly by appointment with TW Gaze.

Freehold - Council Tax Band – B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Important Notice

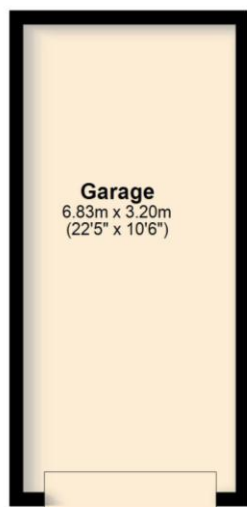
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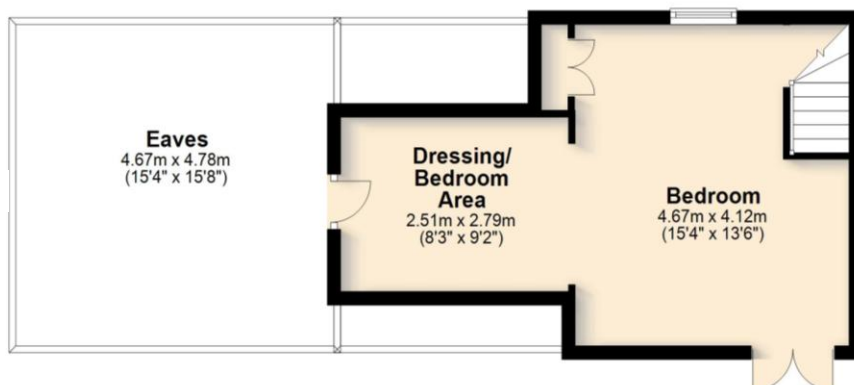
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Total area: approx. 126.2 sq. metres (1358.6 sq. feet)



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