



91 Hargham Road, Attleborough, NR17 2HQ
Guide £525,000-£550,000 Freehold



Key Features

- Four generous bedrooms
- Two reception rooms
- Stunning 23ft double-aspect kitchen/dining room
- Principal bedroom with en-suite
- Beautifully refurbished family bathroom
- Wood-burning stove
- Oak laminate flooring in lounge and engineered oak in kitchen/diner
- Gas central heating & water softener
- South-east facing private rear garden
- Detached garage and ample parking

Location...

Attleborough is a bustling market town situated alongside the A11 to the south west of Norwich. The town is well served having shopping facilities including supermarkets, health centre and schooling for all ages. There are good rail links to Norwich, Cambridge and London.

The property...

A charming period home beautifully blended with modern family living.

This beautifully presented detached residence, offers an exceptional balance of character, space and contemporary comfort parts of which date back 100 years.. The home has been thoughtfully extended and enhanced over time, creating a spacious and versatile four-bedroom family home filled with warmth and natural light.

Perfectly positioned within easy reach of local shops, the post office, a primary school and excellent transport links, this is an ideal setting for families seeking both convenience and a welcoming community feel.

Inside the Home

Stepping inside, you are welcomed by a bright entrance porch leading into a home that immediately feels inviting and well cared for.

The main lounge/dining room is a wonderfully light, triple-aspect space, centred around a charming wood-burning stove set within a characterful brick fireplace with a Bessemer-style beam. French doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living, perfect for cosy evenings or summer gatherings.

At the heart of the home lies the impressive 23ft kitchen/dining room. Flooded with natural light from two aspects, this space is designed for both everyday family life and entertaining. Featuring shaker-style cabinetry, sleek black granite worktops, a Rangemaster dual oven, integrated appliances and a central island, it combines style with practicality.

Additional ground floor accommodation includes a snug with a Victorian-style fireplace, a useful utility room and a cloakroom.



Upstairs Accommodation

The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom, complete with a bath, large corner shower, underfloor heating and quality fittings throughout.

Outside

The property continues to impress externally. To the front, a lawned garden is complemented by a shingled driveway providing ample parking and access via a five-bar gate to the rear.

The rear garden is a true highlight, fully enclosed, private and enjoying a sought-after south-easterly aspect. Thoughtfully designed, it offers a spacious paved terrace for outdoor dining, a generous lawn ideal for children and pets and an additional side patio with a pergola, perfect for relaxing or entertaining.

A detached garage (17'5" x 10'9") with power, lighting and storage adds further practicality.

A Home to Fall in Love With

This is a rare opportunity to acquire a distinctive and spacious family home that effortlessly combines period charm with modern living, all set within a convenient and well-connected location.

Breckland Council Tax Band D

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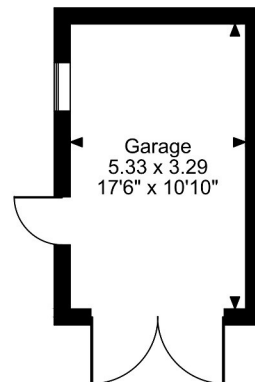
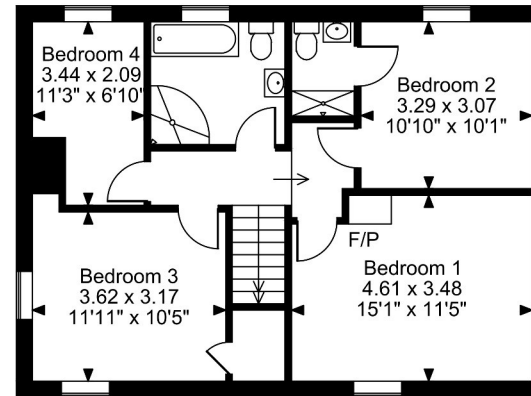
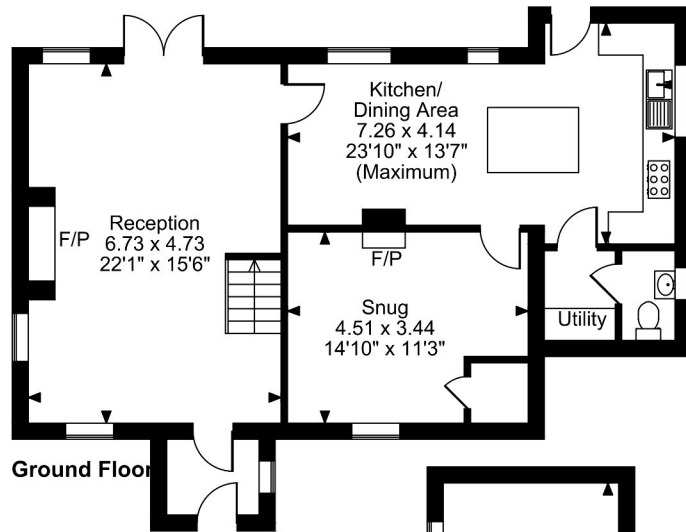
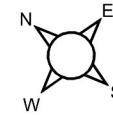
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Hargham Road, Attleborough, Norfolk
Approximate Gross Internal Area
Main House = 1544 Sq Ft/143 Sq M
Garage = 189 Sq Ft/18 Sq M
Total = 1733 Sq Ft/161 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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