

4 Balmoral Close
Attleborough NR17 2SP

OIEO £285,000 Freehold


warners
RESIDENTIAL



- Three Bedrooms
- Three Reception Rooms
- Luxurious Bathroom and En-Suite Shower Room
- Modern Kitchen with Quartz Work Tops
- Gas Fired Central Heating with Modern Combi Boiler
- Double Glazed Throughout
- Garage with Electric Roller Door
- Enclosed Garden

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13 Market Street, Wymondham NR18 0AJ



Location...

Attleborough is a bustling market town situated alongside the A11 to the south west of Norwich. The town is well served having facilities including supermarkets, shops, restaurants, takeaways, pubs, health centre and schooling for all ages. There are two primary schools, a high school and good rail links to Norwich, Cambridge & London.

Directions...

What three words: ///pitchers.umbrellas.history

The property..

A truly stunning detached home, built in 2003 with recent renovations & is in a quiet development in Attleborough, within walking distance of nearby schools, Town centre and rail station. The property itself has modern fitted kitchen with Quartz work surfaces, integrated appliances, both the bathroom and shower rooms have been refitted with contemporary tiled splash backs, high quality sanitary ware, vanity units, the shower room has a shower cubicle with a rainfall shower head. The house isn't just luxurious but offers great space for growing families with three reception rooms including a tiled roof garden room and three generously sized bedrooms with two bedrooms benefitting from built in wardrobes. The property has gas fired central heating with a modern combination boiler, double glazed windows and doors throughout. Externally the property enjoys low maintenance frontage, a brick weave driveway leading to a garage with an electric roller door, to the rear is a generous sized garden, which is laid to lawn and patio seating area.



Hall

Double glazed windows and composite door, laminate flooring, under stairs cupboard, radiator.

Lounge

Double glazed window, radiator and T.V point.

WC

Double glazed window, wash hand basin, W.C and radiator.

Kitchen

Double glazed window and door. A fitted kitchen with a selection of wall and base mounted units, quartz work surfaces and upstands, butler style sink. Mixer taps, low level Bosch microwave oven, induction hob, stainless steel splash back, extractor fan, integrated dishwasher, space for fridge, plumbing for washing machine, combination boiler housed in cupboard, tiled floor.



Dining Room

Door to lounge, radiator and patio doors to:-

Garden Room

Double glazed windows, patio door to garden and electric heater.

Landing

Double glazed window, loft access and linen cupboard wardrobes, radiator and door to:-

Principal Bedroom

Double glazed window, built in wardrobes, radiator and door to:-



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En-suite

Double glazed window, shower cubicle with foldable glazed screen, rainfall shower head, flexible hose, wash hand basin, vanity countertop with cupboards below, W.C, towel rail, tiled splash backs and tiled floor.

Bedroom Two

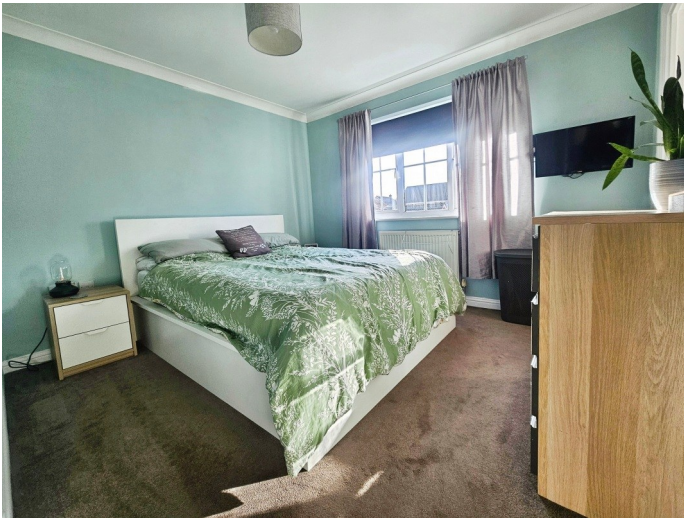
Double glazed window, built in wardrobes and radiator.

Bedroom Three

Double glazed window and radiator.

Bathroom

Double glazed window, bath with mixer taps, shower over, foldable glazed screen wash hand basin, low level vanity unit, W.C, towel rail, tiled splash backs and tiled floor.



Garage

Electric roller door, power and lighting, door to garden.

Outside

To the front is a shingle garden, to the side is a brick weave driveway leading to a garage. To the rear is a generous sized garden, which is laid to lawn, patio seating area, various shrub boarder and shed.

Rating authority: Breckland Council Tax Band C.



Office Hours

Mon-Fri 9am-5.30pm
Sat 9am-3pm

Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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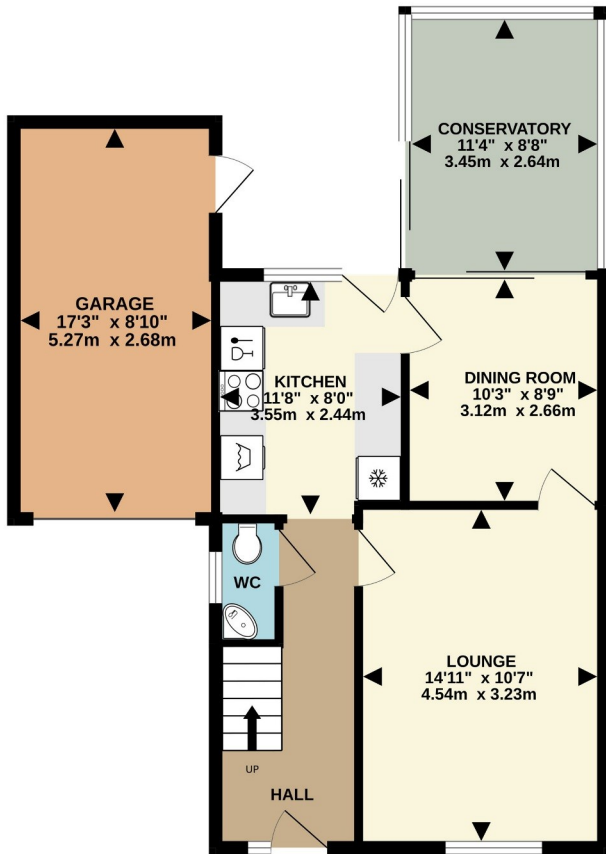
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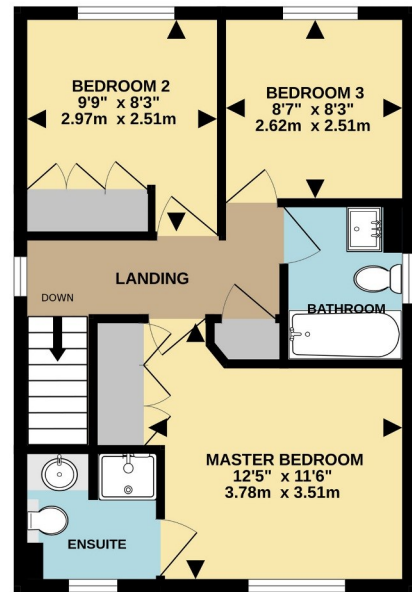


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GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

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