

53 Tortoiseshell Drive,
Attleborough, NR17 1GU

Guide £280,000-£285,000 Freehold


warners
RESIDENTIAL



- * Three storey townhouse
- * Three bedrooms
- * Two bath/shower rooms
- * 1160 square feet of living space
- * Gas fired central heating
- * EPC B rating
- * Driveway
- * South facing rear 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...

What3words///polar.accordion.smoking

The property...

A 2017-built townhouse, situated in a development within close proximity of nearby schools and offers fantastic access to the A11.

The property itself provides spacious accommodation with an impressive 1,160 sq. ft. of living space and had several upgrades from the standard specification when purchased. These include chrome switches and sockets, tiled flooring in the hall, kitchen and W.C., handleless kitchen units with integrated appliances, and upgraded tiling in both bathrooms. The owners have also had Hammonds wardrobes fitted in the principal bedroom, as well as additional understairs cupboards.

The property is highly energy-efficient with excellent insulation, gas-fired central heating with a combination boiler, and high-performance double-glazed windows. Outside, the property features a driveway to the side with a pathway leading to the rear. Here you will find an enclosed, south-facing garden—an absolute summer suntrap complete with a patio seating area, artificial grass, and planted borders.

Hall

Composite door to front, tiled flooring, radiator, under-stairs pull-out storage units, and an under-stairs cupboard with space for a tumble dryer.

Kitchen

Double-glazed window, fitted kitchen with a selection of wall and base-mounted units, work surfaces and upstands, one and a half bowl stainless steel sink/drain, oven and grill, gas hob, stainless steel splashback, extractor fan, built-in fridge, freezer and dishwasher, combination boiler, radiator and tiled flooring.

WC

Wash hand basin, W.C. and tiled flooring.

Living Room

Double-glazed windows and French doors to the garden, tv point, radiator and laminate flooring.

Landing & Lobby

Stairs from the ground floor, radiator and door to lobby with a double-glazed window, radiator and stairs to the second floor.

Bedroom Two

Double-glazed windows, tv point and radiator.

Bathroom

Bath with shower over, glazed screen, tiled splashbacks, wash hand basin, W.C., towel rail and tiled flooring.



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Bedroom Three

Double-glazed window, tv and telephone points and radiator.

Principal Bedroom Suite

Dormer window to front, roof window to rear, TV point, radiator and built-in Hammond fitted wardrobes.

En-suite

Roof window, large shower cubicle with foldable glazed screen, tiled splashbacks, wash hand basin, W.C., towel rail and tiled flooring.

Outside

To the front of the property is a landscaped garden and pathway to the entrance. To the side is a driveway with a pathway to the rear, where you will find a low-maintenance garden with patio seating area, artificial lawn, outside tap, shingle borders and rear planted area.

Rating authority: Breckland Council Tax Band C

Agents Note:

To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



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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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

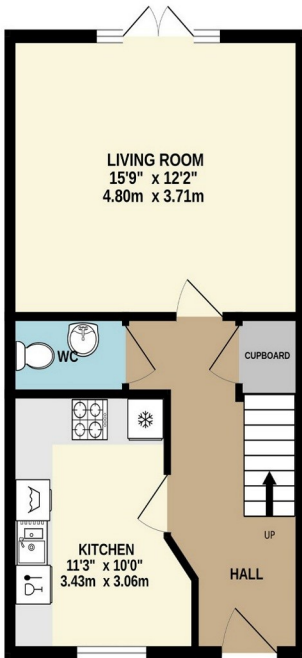
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

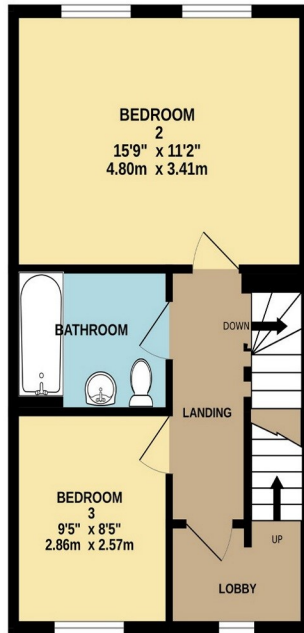
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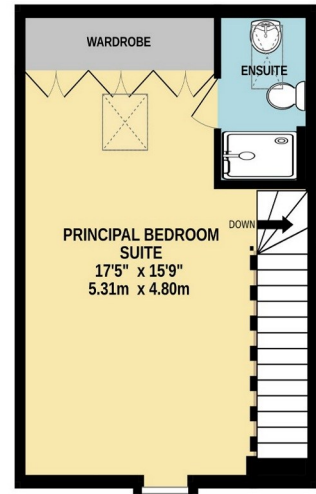
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		