



Cygnet Close, Attleborough NR17 2RP

welcome to

Cygnets Close, Attleborough

Spacious four bedroom detached home with a living room, dining room, study, kitchen, utility room and cloakroom/WC. Two bedrooms benefit from en-suites and fitted wardrobes, with an enclosed rear garden, 9.55m x 3.12m tandem garage and driveway.



Description

Beautiful Four-Bedroom Detached Family Home in Attleborough Located in a desirable area of Attleborough,

This impressive four-bedroom detached house offers spacious, well-appointed accommodation and modern living throughout.

The ground floor features new flooring throughout and comprises a bright and welcoming living room, a separate dining room, and a modern fitted kitchen with ample storage and work surfaces, a utility room and a separate study.

this is currently being utilised as a guest room, but is also ideal for those working from home.

To the first floor, the principal bedroom and bedroom two both benefit from built-in wardrobes and en-suite shower rooms, whilst two further bedrooms are served by a modern family bathroom. Outside, the property enjoys a driveway providing off-road parking and access to an exceptional 9.55m long garage providing ample parking and storage space.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen

Wall and base level units with built in oven and extractor fan and recently installed induction hob.

Dining Room

Rear facing window with views of the rear garden

Living Room

Spacious room with feature fireplace and sliding doors leading to the rear garden

Study

Front facing window

Utility

Additional storage space and space for white goods

Cloakroom

Complete with wash basin and W.C

Bedroom One

Double bedroom with front facing window and ensuite shower cubical, wash basin and W.C

Bedroom Two

Double bedroom with built in storage and ensuite with shower cubical, wash basin and W.C

Bedroom Three

Double bedroom with rear facing window and storage space

Bedroom Four

Single room with front facing window

Bathroom

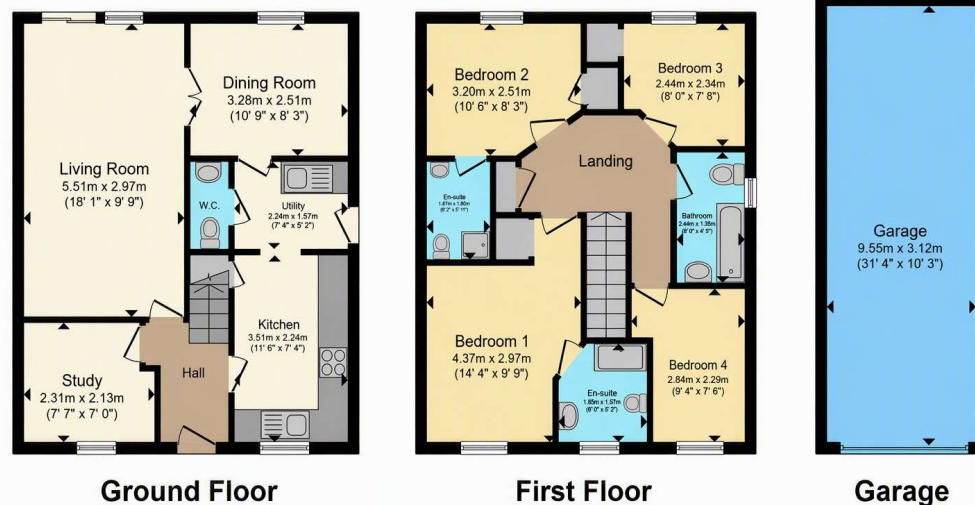
Complete with wash basin, W.C and bath with overhead shower

Front Garden

Driveway and tandem garage.

Rear Garden

Mainly lawn area with patio area with additional seating



Total floor area 131.8 m² (1,419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Cygnets Close, Attleborough

- Four bedroom detached house
- Living room and separate dining room
- Study/home office
- Kitchen with utility room
- Cloakroom
- Master bedroom and bedroom two with en-suites
- Tandem garage & driveway
- Enclosed rear garden with patio area

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ATB110381 - 0003

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