



# Cedar Drive, Attleborough

Offers in Region of  
£350,000



- Immaculate detached three bedroom bungalow
- Offering approximately 1200 sq ft of living space
- The current owners have added a New Kitchen, Bathroom, and flooring
- There is a secluded rear garden 55ft x 30ft with 8ft x 6ft shed
- Single garage and a 35ft drive allowing parking for cars and a caravan
- Ideally placed for the town centre with all its amenities
- Close to regular bus and rail services to Norwich and Cambridge
- Easy access to the main A11 for those commuting by road
- Must view to fully appreciate gardens and interior
- No forward chain / quick sale possible

## Property Description

Moneyproperties proudly present this immaculate detached three bedroom bungalow close to the town centre with all its amenities.

This immaculate detached three bedroom bungalow has been tastefully updated by the current owners who have added a new kitchen and wet room, redecorated throughout added new floor coverings, added new guttering and landscaped the garden.

There is ample parking for 2/3 cars in front of the garage and additional parking on the 35ft drive to the left of the property for further cars or a caravan.

The property is ideally placed for walking into the town centre with all its amenities, there are regular bus and rail services to Norwich and Cambridge and easy access to the main A11 for those commuting by road. The property is being sold with no forward chain so a quick sale would be possible.

### Agents Notes -

We understand the property will be sold Freehold, connected to all mains services and cavity wall construction. We have been made aware that the property broadband is BT and has good mobile signal/coverage. The current electrical supplier is British Gas and water supplier is Anglian Water.

This can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)

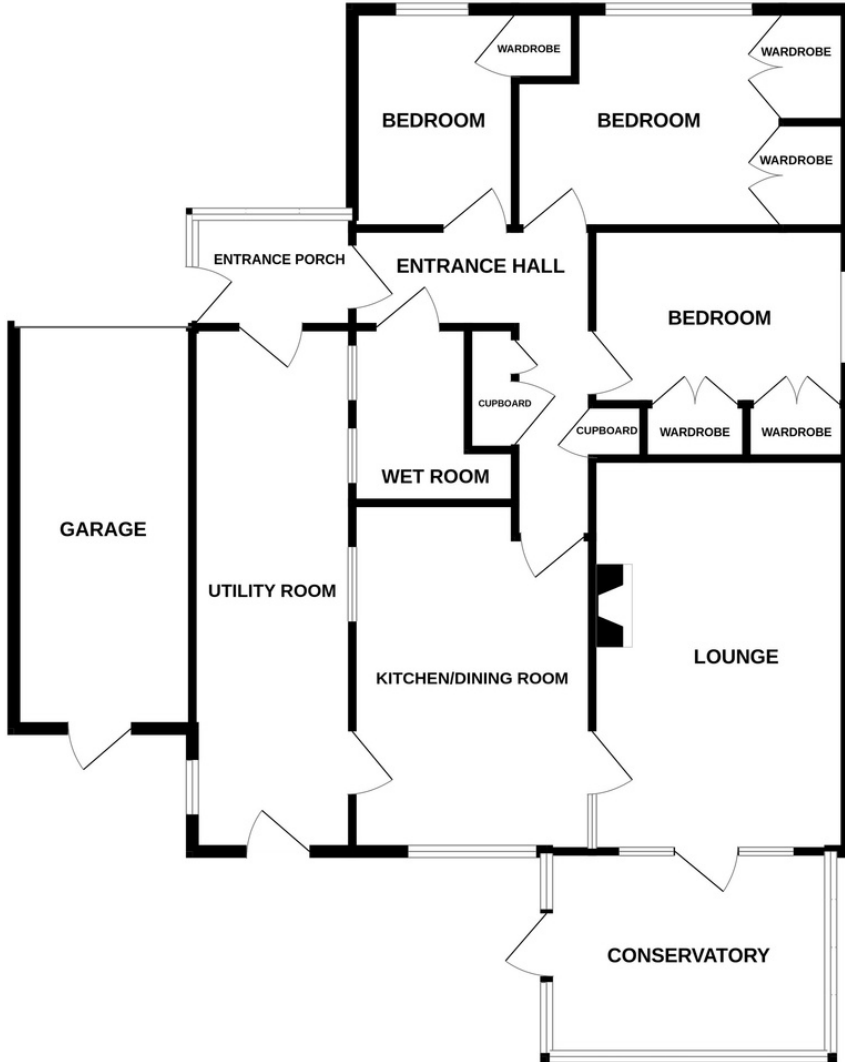
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band C, EPC - D, Freehold



# Floorplan and Room Measurements

GROUND FLOOR



- ENTRANCE PORCH - 2.31M X 1.57M (7'7" X 5'2")
- ENTRANCE HALL
- KITCHEN / BREAKFAST ROOM - 4.9M X 3.3M (16'1" X 10'10")
- LIVING ROOM WITH PATIO DOORS INTO CONSERVATORY - 5.51M X 3.66M (18'1" X 12'0")
- CONSERVATORY - 4.01M X 2.82M (13'2" X 9'3")
- UTILITY ROOM - 7.44M X 2.01M (24'5" X 6'7")
- WET ROOM - 2.44M X 2.11M (8'0" X 6'11")
- BEDROOM ONE WITH FITTED WARDROBES - 3.81M X 3.1M (12'6" X 10'2")
- BEDROOM TWO WITH BUILT IN WARDROBES - 3.66M X 2.46M (12'0" X 8'1")
- BEDROOM THREE WITH BUILT IN WARDROBE - 3.07M X 2.29M (10'1" X 7'6")
- PLOT SIZE - 21.34M X 16.76M (70'0" X 55'0")
- FRONT GARDEN - 6.1M X 16.76M (20'0" X 55'0")
- DRIVE TO LEFT OF PROPERTY - 10.67M X 3.66M (35'0" X 12'0")
- REAR GARDEN - 9.14M X 16.76M (30'0" X 55'0")
- SINGLE GARAGE - 5.31M X 2.62M (17'5" X 8'7")



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



## Wymondham

Money Properties 16  
Market Street  
Wymondham  
NR18 0BB

United Kingdom

**Contact Number**

01953 423 006 (Option 1)

**Email Address**

post@moneyproperties.co.uk

## Attleborough

Money Properties  
Exchange Street  
Attleborough  
NR17 2AB

United Kingdom

**Contact Number**

01953 423 006 (Option 2)

**Email Address**

info@moneyproperties.co.uk

## Money Lettings

Money Lettings  
6A Whartons Court  
Wymondham  
NR18 0UQ

United Kingdom

**Contact Number**

01953 601300

**Email Address**

post@moneylettings.co.uk



[WWW.MONEYLETTINGS.CO.UK](http://WWW.MONEYLETTINGS.CO.UK)

[WWW.MONEYPROPERTIES.CO.UK](http://WWW.MONEYPROPERTIES.CO.UK)