



**Saddler Close, Attleborough, Norfolk, NR17 2GB**  
**Asking Price Of £340,000**



Immaculately presented three bedroom detached bungalow finished to a high specification with garage and driveway parking.

# Saddler Close, Attleborough, Norfolk

## Key Features

- Detached bungalow
- Three double bedrooms
- Private cul-de-sac position
- Close to bus stop and train station
- Walking distance of amenities
- Garage and driveway parking
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.

## SITUATION

Attleborough is a thriving market town located between Norwich and Thetford in the district of Breckland. The town has a fantastic variety of shops and supermarkets, a primary and secondary school, a sports hall, doctors' surgeries, dentists, opticians, banks and building societies, restaurants and take away's. There is also a weekly market held on Thursdays. The town also benefits from excellent road links being close to the A11 and having a train station on the main line between Norwich and Cambridge.

## DESCRIPTION

Whittley Parish are delighted to offer to the market this immaculately presented three bedroom detached bungalow located on a private cul-de-sac and within short walking distance of amenities.

The property is conveniently placed close to a bus stop with busses serving Norwich and also within short distance to Attleborough train station.

The bungalow is of traditional brick construction and benefits from underfloor heating via a gas central heating boiler and Upvc double glazing throughout. The property is finished to a high specification and has been upgraded by the present owner to include Amtico Spacia flooring, updated ensuite, installation of a water softener and landscaping of the front and rear gardens as well as extending the brick weave driveway.

The accommodation is well laid out with a spacious entrance hall, sitting room, kitchen diner, utility room, three double bed rooms, ensuite shower room and a bathroom.

## EXTERNALLY

The property is positioned on a quiet private cul-de-sac with the front gardens being mainly laid to lawn with a path leading to the front door. There is parking available on a brick weave driveway in front of the single garage which has up and over door, power, light and personnel door to rear. A gate gives access to the rear garden which has been beautifully landscaped with lawn, patio and an array of plants, shrubs and pretty flowers.

The accommodation is as follows:

## STORM PORCH

Undercover porch with Upvc glazed front door fitted with digitised secure locking system.

## ENTRANCE HALL

As you step through the front door you are greeted by a light and airy entrance hall with Spacia flooring, underfloor heating and doors to all rooms.





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## BATHROOM

Three piece suite in white comprising of panelled bath with waterfall taps, close coupled WC and hand wash basin set upon vanity unit. Wall mounted illuminated mirrored cabinet, chrome heated towel rail, part tiled walls, tiled floor with underfloor heating and obscured front aspect window.

## BEDROOM ONE

A generous double room with large front aspect window, fitted double wardrobes, underfloor heating and door to:

## ENSUITE

Three piece suite in white comprising of double shower unit with glass pivot door and shower over, WC and upgraded hand wash basin set upon vanity unit, heated chrome towel rail, wall mounted illuminated mirrored cabinet, part tiled walls, tiled floor with underfloor heating and side aspect obscured window.

## BEDROOM TWO

Double bedroom with underfloor heating and side aspect window.

## BEDROOM THREE

Another double bedroom currently used as an office with underfloor heating and rear aspect window giving views out to the rear garden.

## UTILITY ROOM

A useful room with plenty of space for storage, space and plumbing for washing machine and wall mounted gas central heating boiler.

## KITCHEN/BREAKFAST ROOM

Stylish Mags fitted kitchen with a range of wall and base units with rolled top work surfaces over, upgraded glass stainless steel sink with drainer, integral Siemens eye level electric double oven, Siemens electric hob with extractor over, integral Beko dishwasher, integral fridge freezer, water softener, under cabinet lighting, continued Spacia flooring, ample space for table and chairs, side aspect window and rear aspect French doors leading out to the rear garden. Double doors open through to:

## SITTING ROOM

A cosy room with front and rear aspect windows flooding the room with natural light. Underfloor heating, TV and telephone points and door to entrance hall.

## SERVICES

Drainage: Mains

Heating Type: Gas

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

## OUR REF: AT061



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