

abbotFox

BRIGFIELD
TERRACE

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Attleborough, NR17
Guide Price £250,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this pretty, renovated cottage. Set on the edges of the popular and well serviced town of Attleborough, this home has been thoughtfully improved by the current owner and seamlessly blends character charm with modern convenience and the current owners have taken inspiration for the properties original name "Brickfield terrace" and utilising this theme to enhance the character features throughout by exposing original brick fireplaces, installing solid oak floors downstairs, adding column radiators and utilising handmade oak joinery throughout.

The internal accommodation comprises; entrance porch, lounge, dining room and kitchen to the ground floor, with two bedrooms and an independently accessed bathroom to the first floor. The property further offers potential to extend into the loft space to provide an additional bedroom (STNC). Externally, the property offers a private courtyard, outbuilding, which is currently used as a utility / laundry room and a garage. Separately to the property, there is a generous, enclosed lawned garden, complete with Summer House which could be utilised as office space or day room.

Attleborough is a popular town with a range of local amenities, there are banks, doctors' and dental surgeries, solicitors, accountants and sports clubs. With many primary and secondary schools. In addition to the convenience of being close to the A11, it has a railway station on the Norwich to Cambridge line, with regular direct services running from Norwich London Liverpool Street. The city of Norwich itself is only some 16 miles away.

Guide price £250,000 - £275,000

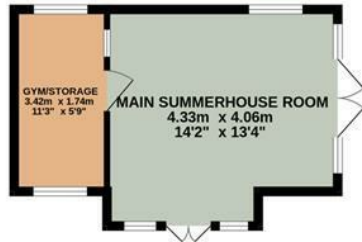






THE HIGHLIGHTS _____

- Two bedroom cottage with field views to the front
- Generous enclosed garden, with Summer House
- Renovated throughout
- Off road parking & garage
- Approximately 80 by 45 foot rear garden
- Convenient location with easy access to A11
- Viewing highly recommended
- Guide price £250,000 - £275,000



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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Let's talk

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EPC RATING - D

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