



Griffin Lane | Attleborough | NR17 2AD

Guide Price £450,000 - £475,000

twgaze

# Griffin Lane | Attleborough | NR17 2AD Guide Price £450,000 - £475,000

An exquisite chocolate-box detached cottage, discreetly positioned in the heart of Attleborough. Tucked away in an idyllic setting, this exceptional home is rich in character, showcasing stunning exposed beams and timeless period charm throughout. Complemented by a substantial double garage, outbuilding and beautiful gardens, the property offers an elegant blend of refinement and privacy.

- Guide Price £450,000- • Detached cottage £475,000
- Secluded central Attleborough • Character exposed beams, location brickwork and fireplace
- Double garage and loft store • Beautiful cottage garden
- Outbuilding with possible • Offered with no chain use as home office

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## The Location

The property is located in a secluded location with great access to the A11 and Attleborough town centre. Attleborough is a popular town with a range of amenities, including supermarkets, building societies, doctors and dental surgeries, solicitors, accountants and sports clubs. There are also many primary and secondary schools in close proximity, with the market town of Wymondham less than 7 miles away and the Cathedral City of Norwich less than 16 miles away. It has a railway station on the Norwich to Cambridge line, with regular direct services running from Norwich to London Liverpool Street.





### The Property

Set discreetly within the heart of Attleborough, this exceptional detached period cottage enjoys a wonderfully secluded and private setting. Lovingly restored and beautifully maintained by the same family for over 50 years, the property offers an abundance of character, charm, and historic appeal throughout. Exposed beams, original brickwork, and feature fireplaces combine effortlessly to create a home of remarkable warmth and distinction. The welcoming kitchen immediately evokes a sense of home, while the impressive sitting room, once serving as the original Quaker meeting room, forms the true centrepiece of the property. Rich in history and atmosphere, this elegant space is enhanced by striking exposed timbers and an impressive fireplace. A well-proportioned dining room provides the perfect setting for entertaining, complemented by a ground floor bathroom and a traditional pantry.

The first floor is accessed via two separate staircases, adding both charm and versatility to the accommodation. One staircase leads to the principal bedroom suite, with an adjoining room offering excellent potential for a dressing room, luxurious en-suite, or additional bedroom. The second staircase serves two further characterful bedrooms. Positioned within the eaves, the first-floor rooms feature some areas of restricted head height, further enhancing the cottage's unique charm and individuality.

### The Outside

The cottage enjoys an idyllic, picture-perfect setting, surrounded by beautifully landscaped gardens featuring a rich variety of mature plants, shrubs, and specimen trees. A substantial double garage incorporates a lofted wood store, while the charming former stable and adjoining outbuilding present excellent potential for conversion into a bespoke home office or studio, subject to the necessary consents.

### Freehold

### Services

Mains electric, mains water, mains drains and gas central heating.

### How to get there

[what3words///hope.persue.quail](https://www.what3words.com/#!/hope.persue.quail)

Viewing strictly by appointment

### Council Tax C

### Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref 2/202221



Total area: approx. 170.7 sq. metres (1837.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(11-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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