



7 | Bilberry Close | Attleborough | NR17 1QS

Guide Price £300,000



The Features

- Guide Price £300,000 - £315,000
- Detached family home in a popular cul-de-sac location on the edge of Attleborough
- Three double bedrooms, including a main bedroom with en-suite shower room
- Bay fronted lounge with adjoining versatile dining area, playroom or home office
- Kitchen with separate utility room and ground floor WC
- Family bathroom plus useful airing and storage cupboards on the landing
- Enclosed rear garden with patio seating areas, mature planting and wooden pergola
- 12'3 x 11'8 summerhouse with power, ideal as a home office, hobby room or garden room
- Integral garage and brickweave driveway providing off-road parking
- Conveniently located for Attleborough town centre and the A11

About the Property

If you're looking for a detached family home with three double bedrooms, then look no further than this spacious property, occupying a popular cul-de-sac location on the edge of Attleborough.

The property is entered via a welcoming entrance hall, leading through to the bay-fronted lounge. To the rear is a versatile reception room, currently used as a dining area, but equally suited as a playroom or home office. This space connects seamlessly with the lounge and features sliding patio doors opening onto the rear garden. The kitchen is also positioned to the rear and leads through to a practical utility room with a ground floor WC, while a side door provides convenient access to the garden.

Upstairs, the property offers three double bedrooms, including a generous main bedroom with an en-suite shower room. The remaining bedrooms are served by the family bathroom, with additional storage provided by an airing cupboard and separate storage cupboard on the landing.





The Outside

To the front, the property enjoys an attractive position within a quiet cul-de-sac. A brickweave driveway provides side-by-side off-road parking and leads to the integral single garage. A decorative shingle area sits alongside the driveway, with a mature flower bed to the front adding to the property's kerb appeal.

The rear garden is enclosed by mature hedging, creating a real sense of privacy. Predominantly laid to lawn, it also features patio seating areas, a wooden pergola and established planting. A generous summerhouse measuring 12'3 x 11'8 benefits from power, making it ideal as a garden room, hobby room or home office. Overall, the garden offers a lovely balance of lawn, low-maintenance entertaining space and mature borders

Location Overview

Bilberry Close is situated just off Blackthorn Road on the edge of Attleborough, providing convenient access to the A11, making it an excellent location for commuters while remaining within easy reach of the town centre and its amenities. The property also enjoys a pleasant cul-de-sac position close to green open space.

Nestled in the heart of Norfolk, Attleborough is a thriving market town that blends traditional charm with modern convenience. The town offers a weekly market, well-regarded schools, supermarkets, independent shops, cafés and restaurants, providing everything needed for day-to-day living.

Attleborough also benefits from excellent transport links, including a mainline railway station with direct services to Norwich and Cambridge, alongside easy access to the A11. Surrounded by attractive countryside and close to Thetford Forest, the town offers a great balance of town and country living, with a strong sense of community and a wide range of amenities on the doorstep.

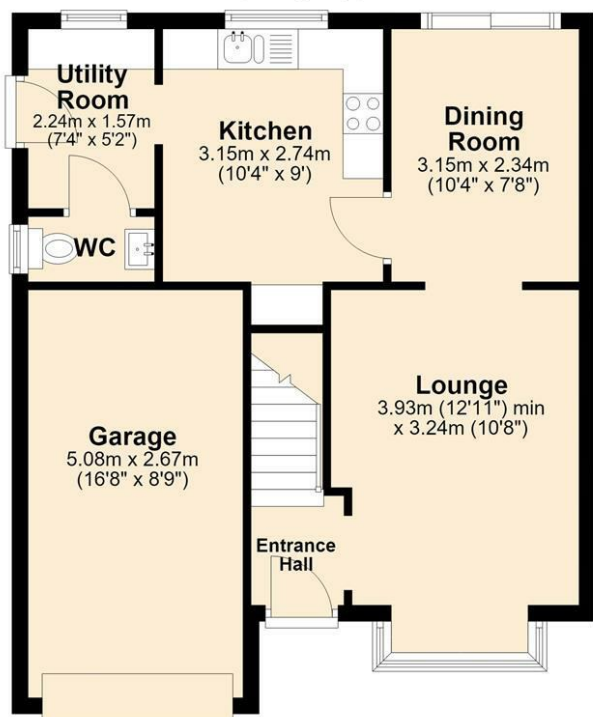
Directions

From the A11, take the Blackthorn Road entrance into the development. Continue along Blackthorn Road, passing the green open space, before turning right into Honeysuckle Way. Take the next right into Bilberry Close, where the property will be found on the left-hand side.



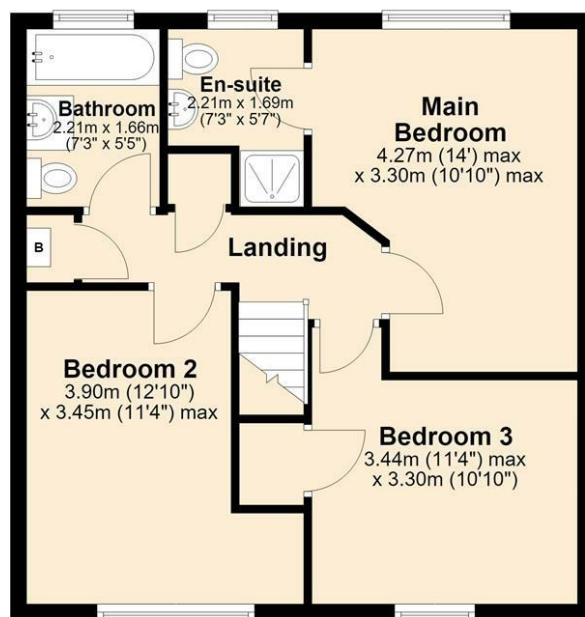
Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)
(excluding Garage)



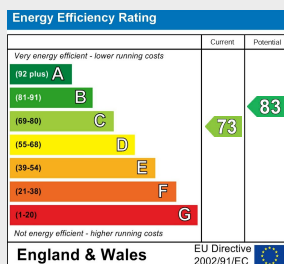
First Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: C
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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