



112 Besthorpe Road, Attleborough

£350,000 - £375,000 Freehold

This charming three-bedroom detached home offers a rare opportunity to own a piece of local history, thoughtfully updated for modern living. Originally built in 1837 as a clay lump cottage, it now showcases a striking Victorian brick façade with elegant bay windows. Set on a generous 0.18-acre plot (STMS), the property blends period character with practical space. Ideally located close to Attleborough train station and local amenities, this unique home also offers excellent potential for future enhancement (STPP).

Location

Situated in the thriving market town of Attleborough, Besthorpe Road enjoys a convenient setting with a strong sense of community. The property is ideally positioned just a short distance from the town centre, where a range of amenities including shops, supermarkets, cafés, and schools can be found. Attleborough benefits from excellent transport links, with a nearby train station providing direct routes to Norwich, Cambridge, and London, and easy access to the A11 for road travel. The area offers a mix of rural charm and modern convenience, surrounded by scenic countryside, parks, and nature reserves, making it an excellent choice for families, commuters, and those seeking a balanced lifestyle.



Besthorpe Road

Originally dating back to 1837, this property has undergone a remarkable transformation. The contrasting elements of the house, with its rendered side and rear, create a unique visual appeal that is bound to captivate your imagination.



Step through the entrance porch into the tiled hallway, where you are greeted by a generously sized lounge featuring dual aspect windows and a cosy wood burner nestled within the hearth. A separate dining room leads into the kitchen, complete with a lobby, utility area, and a convenient W.C. Upstairs, the landing opens up to three double bedrooms and a well-appointed family bathroom offering both a bath and a separate shower.

Outside, the property presents a generously sized, private garden perfect for relaxation or entertaining, shielded from prying eyes by mature shrubs and bushes. A shingle driveway provides convenient off-road parking, while the lawned grounds offer ample space for outdoor activities.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

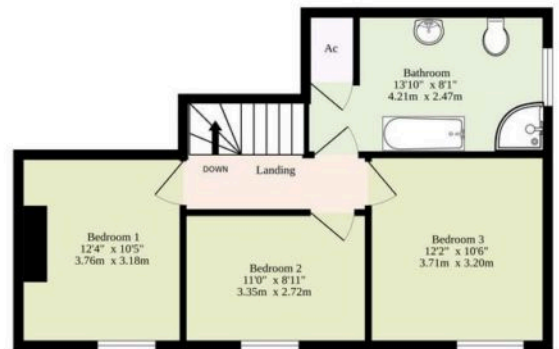
EPC Environmental Impact Rating: E



Ground Floor
621 sq.ft. (57.7 sq.m.) approx.



1st Floor
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
 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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