



10 Mill Lane, Besthorpe
£425,000

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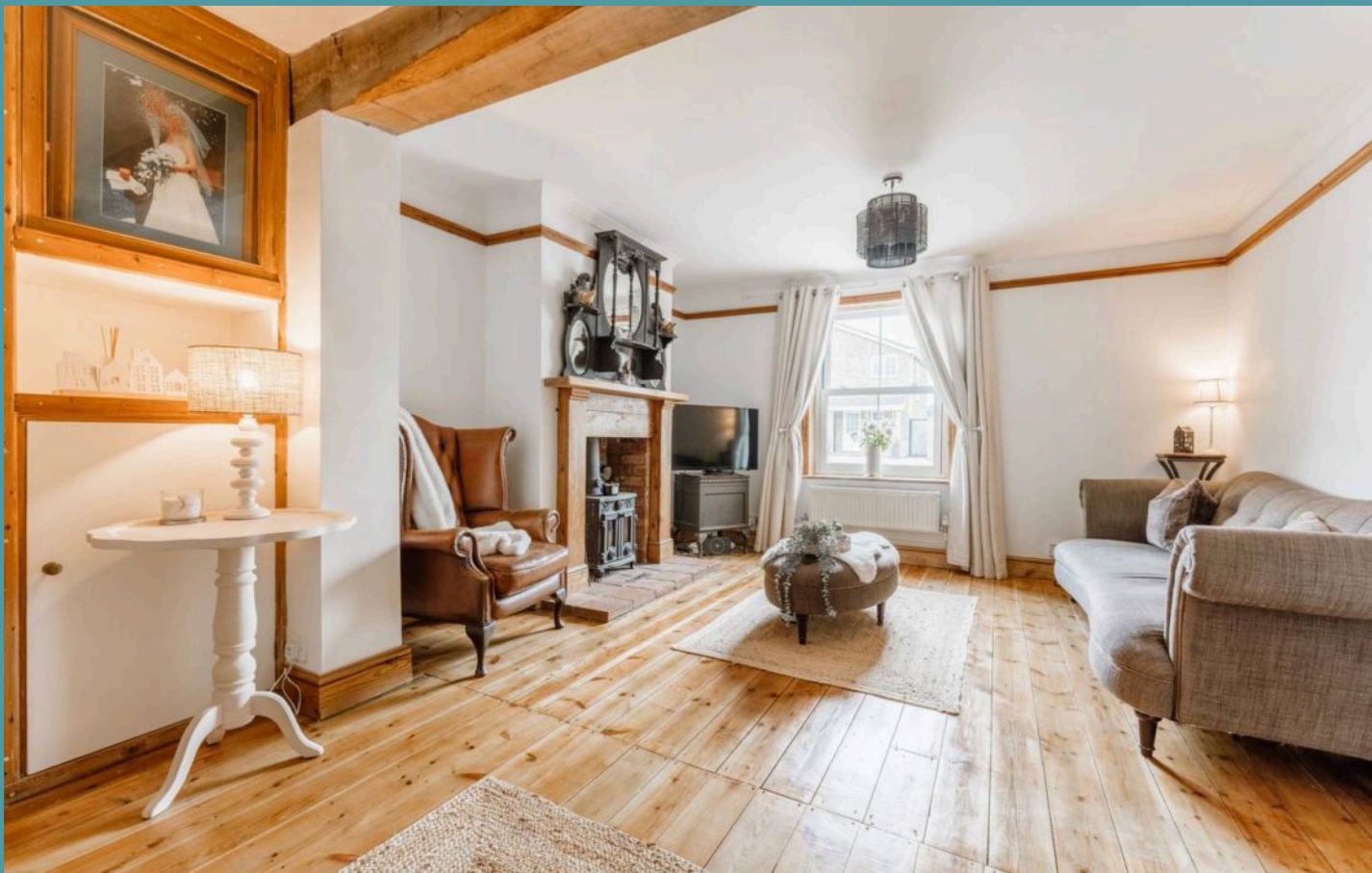
Besthorpe, Attleborough

Discover the perfect blend of rural charm and modern versatility in this beautifully appointed semi-detached home in the idyllic Norfolk village of Besthorpe, just moments from Attleborough. Set on a generous plot, the property offers expansive living space, including a character-rich main residence with three bedrooms, a loft room, and two stylish bathrooms, as well as a fully self-contained annex ideal for multi-generational living or income potential. From the welcoming porch and wood-burning stove to the open-plan kitchen/diner and stunning private garden with multiple seating areas, this home is designed for comfort, connection, and lifestyle flexibility—all nestled in a peaceful yet well-connected countryside setting.

Location

Besthorpe is a village nestled in the heart of Norfolk, located approximately 1.5 miles east of the bustling market town of Attleborough. Surrounded by open countryside and interwoven with peaceful lanes, the village retains a distinctly rural charm while being exceptionally well-placed for access to amenities and transport links. Although Besthorpe itself has no shops or schools, its proximity to Attleborough means residents are within a 5-minute drive—or a pleasant cycle ride—of a wide range of local services. These include major supermarkets such as Sainsbury's and Lidl, a post office, pharmacies, bakeries, and a variety of independent shops, cafés, and public houses. Attleborough's weekly market in the town centre also offers fresh produce and local goods.



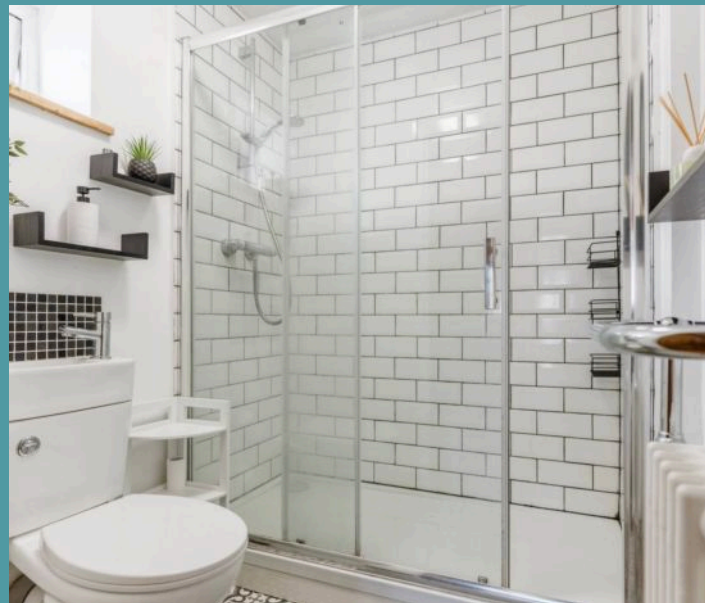


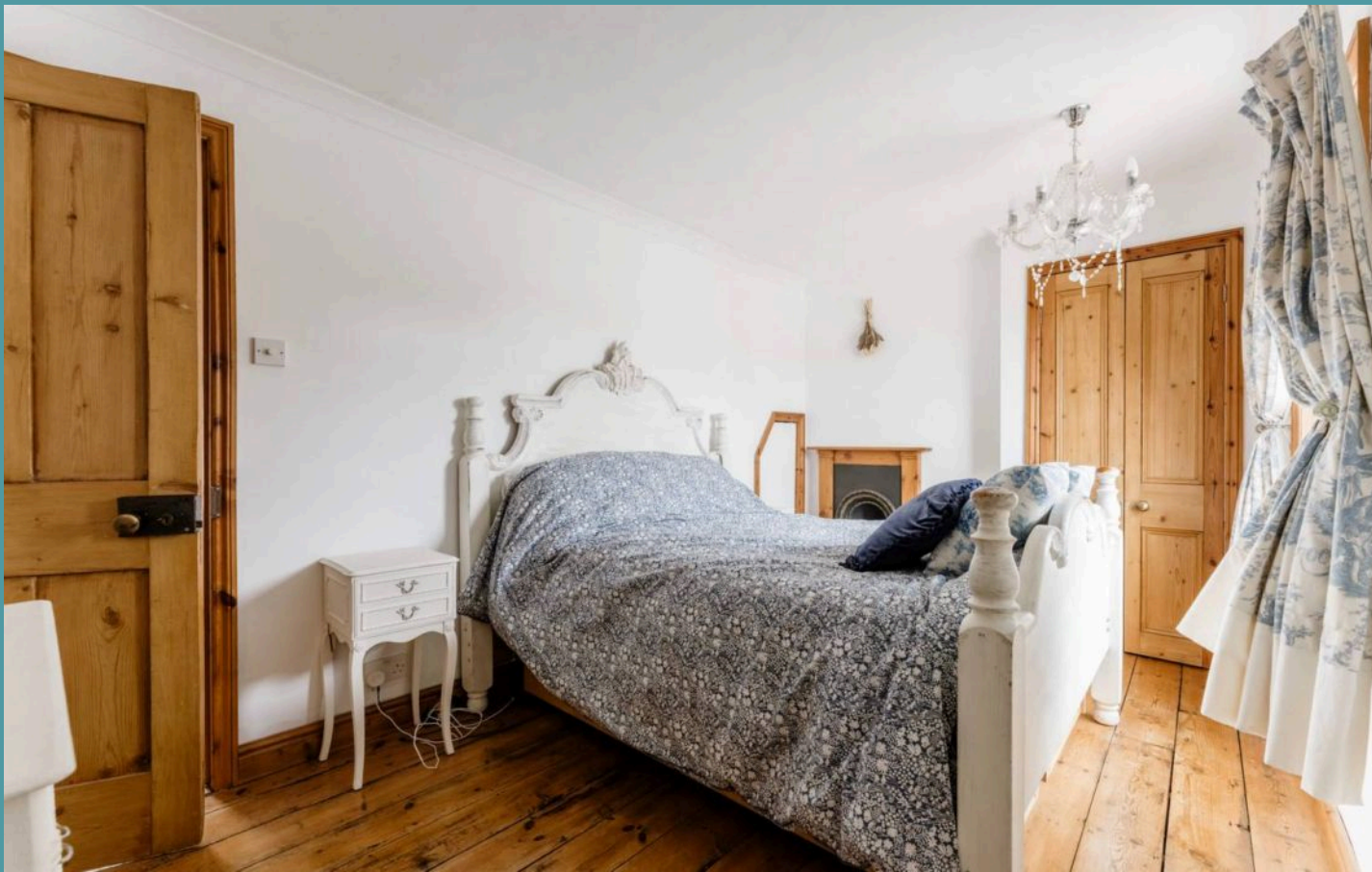
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Families are well-served educationally, with Attleborough Infant and Junior Schools and Attleborough Academy providing primary through to secondary education. Additionally, the nearby Chapel Road School offers specialist provision for children with complex needs. Healthcare is readily accessible, with two GP surgeries (Attleborough Surgery and Dr. Oxley & Partners), dental clinics, and a community health centre located in the town. There are also several nearby veterinary practices for pet owners.

Besthorpe benefits from strong transport connections for such a rural setting. The A11 dual carriageway is just minutes away, offering direct routes to Norwich (approx. 17 miles northeast) and Thetford (approx. 14 miles southwest), as well as onward connections to the A14 and M11. Public transport includes regular bus services linking Besthorpe to Attleborough, Wymondham, and Norwich. Just over a mile away, Attleborough railway station provides direct train services along the Breckland Line, connecting residents to Norwich in under 25 minutes and Cambridge in just over an hour. For air travel, Norwich International Airport is approximately 25 minutes away by car.





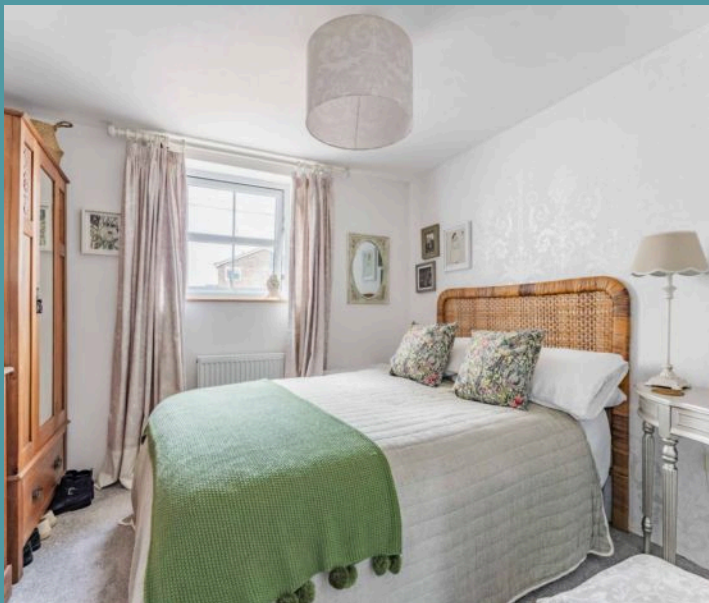
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From the outset, the home presents an inviting presence. A practical porch entrance welcomes you, ideal for storing outdoor wear after countryside walks or gardening afternoons. This leads into a warm and characterful entrance hall, setting the tone for the home's balance of practicality and refined comfort.

At the heart of the home is the spacious sitting room, enriched by a traditional fireplace that houses an inset wood-burning stove, a focal point for cosy evenings and intimate gatherings. Natural light pours through well-placed windows, illuminating the room's generous proportions and enhancing its homely atmosphere.

The open-plan kitchen and dining area is designed for both culinary creativity and sociable family life. Featuring an array of wall and base cabinetry, an integrated oven, and a charming butler sink, the kitchen seamlessly flows into the dining space, ideal for both informal breakfasts and lively dinner parties. A dedicated utility room enhances the functionality, keeping everyday living both stylish and uncluttered. Completing the ground floor are a contemporary bathroom and a shower room, each finished with sleek, modern three-piece suites for everyday luxury and convenience.



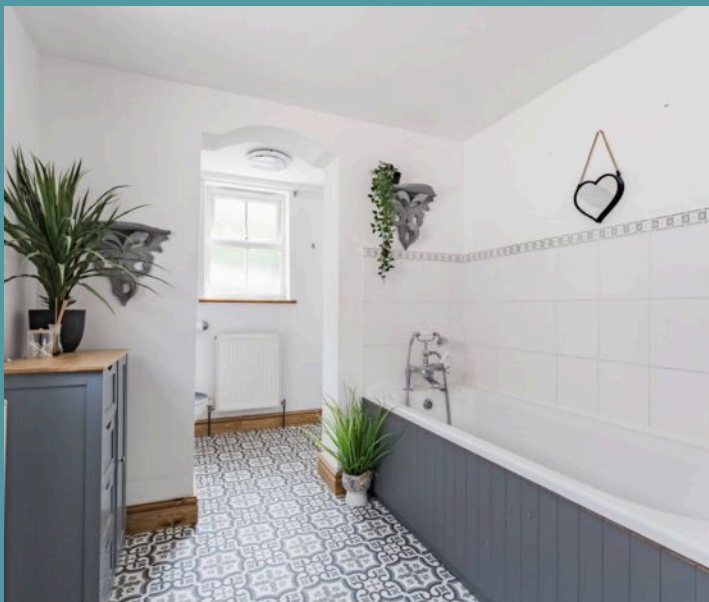


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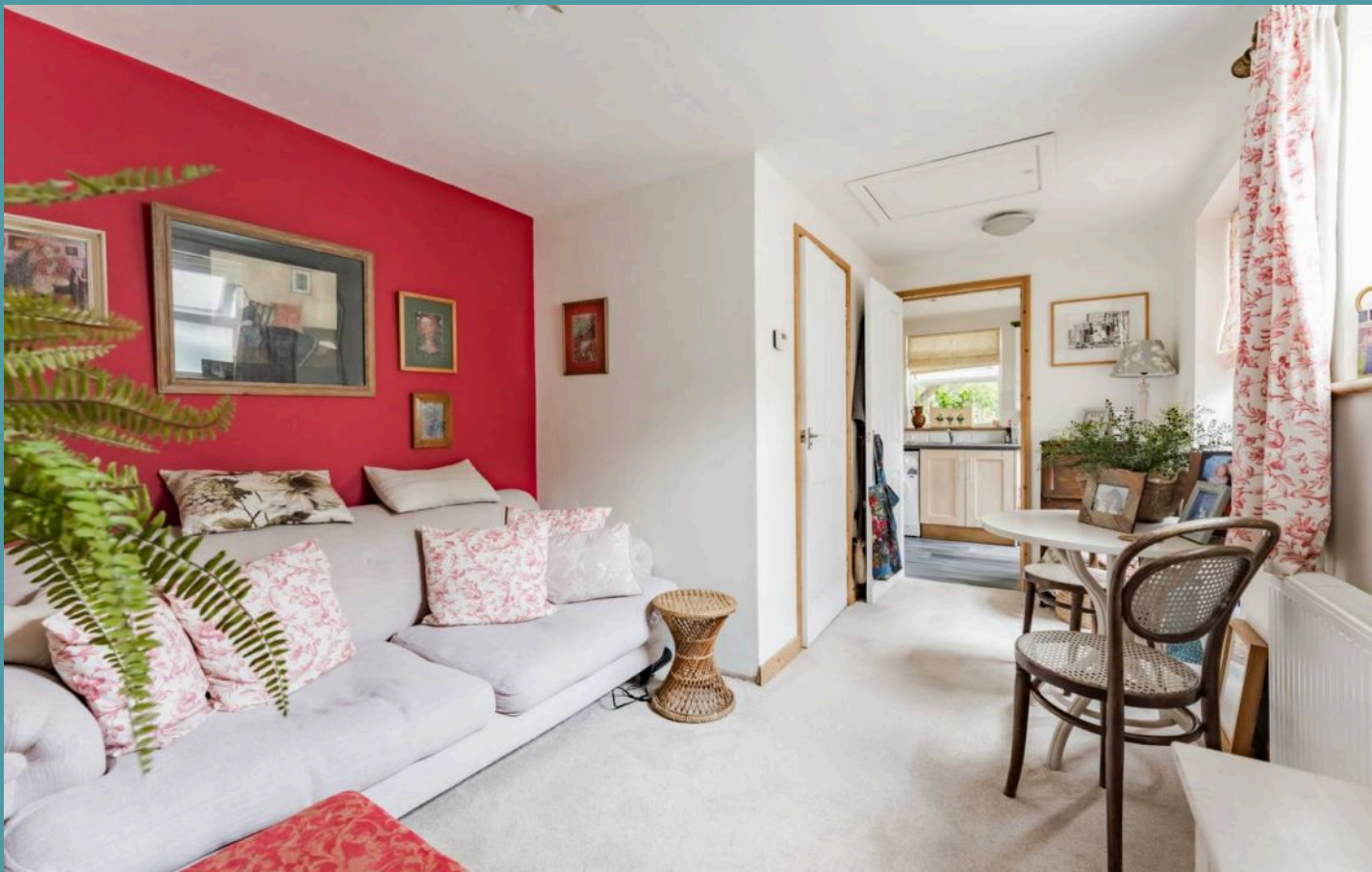
Upstairs, three well-proportioned bedrooms provide the utmost comfort and privacy for family members or guests. One bedroom benefits from a private WC for added convenience. A versatile loft room extends the home's potential even further—ideal as a fourth bedroom, a dedicated home office, creative studio, or simply exceptional storage.

At the rear of the property lies a beautifully appointed, self-contained annex—an asset that elevates this home's flexibility. Perfect for multi-generational living, visiting guests, or as a source of income via holiday or long-term letting, the annex features a modern fitted kitchen, a spacious living room, a comfortable double bedroom, and a private shower room. There's potential to allocate a private garden area, further enhancing its appeal and privacy.



The extensive rear garden is a true highlight—private, peaceful, and predominantly laid to lawn, making it ideal for families, entertaining, or simply soaking up the rural ambiance. Vibrantly planted borders and multiple seating areas provide endless opportunities for outdoor enjoyment, while a delightful summerhouse offers a cosy escape or additional entertaining space. A shingle driveway at the front offers generous off-road parking for multiple vehicles, ensuring convenience for both residents and guests.

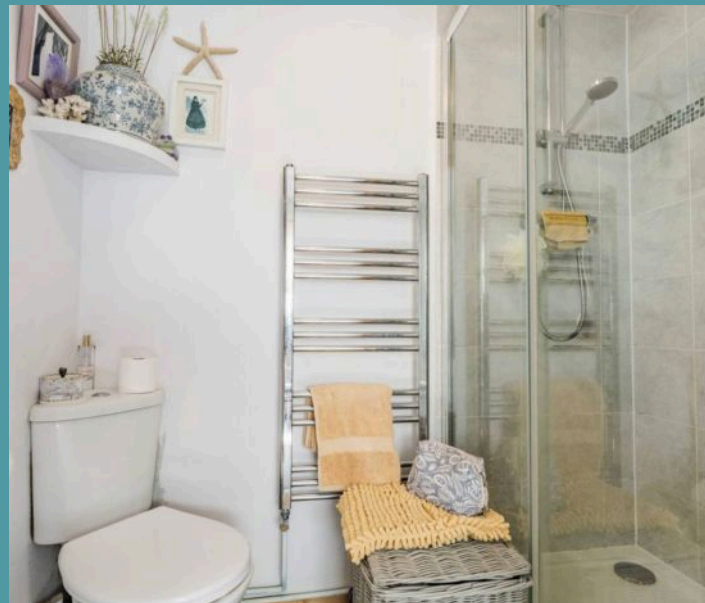
- Semi-detached residence in the Norfolk village of Besthorpe, moments away from the market town of Attleborough



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- Semi-detached residence in the Norfolk village of Besthorpe, moments away from the market town of Attleborough
- Set on a generous size plot, perfect for modern family living, ready for you to adapt to your own lifestyle preferences
- Spacious sitting room accentuated by a traditional fireplace, housing an inset wood burner, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with wall and base cabinetry, an integrated oven, a butler sink and a functional utility room
- Ground floor bathroom and a shower room, both comprising modern three-piece suites
- Three bedrooms, one with a private WC and a versatile loft room, with the option to be storage, a home office or accommodation
- A self-contained annex suitable for multi-generational living, income purposes or additional accommodation
- Extensive and private garden that is predominately laid to lawn, bordered by vibrant planted beds, several seating areas and a summerhouse
- Shingle driveway providing off-road parking for multiple vehicles
- Close to Bilsthorpe's and Attleborough's amenities, including shops, schools, healthcare facilities and transport links





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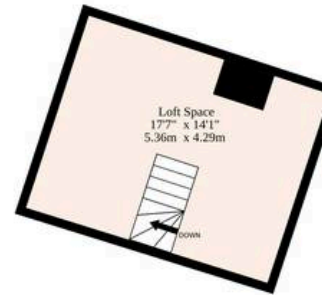
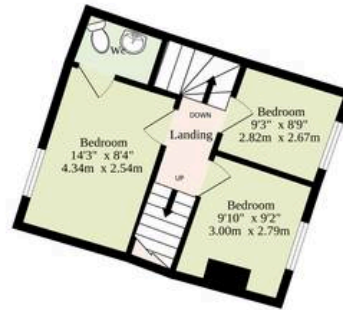


Ground Floor
881 sq.ft. (74.4 sq.m.) approx.

1st Floor
347 sq.ft. (32.2 sq.m.) approx.

Loft Space
227 sq.ft. (21.1 sq.m.) approx.

Annex
297 sq.ft. (27.6 sq.m.) approx.



Sqft Includes The Loft And The Annex

TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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