



48 Mill Lane, Attleborough

Attleborough



Minors & Brady

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This spacious three-bedroom chalet bungalow on Mill Lane offers a rare chance to secure a generous plot in a peaceful and established part of Attleborough. With large front and rear gardens, a wide driveway, and no overlooking neighbours, it's ideal for families or anyone looking for more space and privacy. Inside, the layout is practical and comfortable, with great potential to update, extend, and add real value. There's scope to build outwards or upwards, whether it's a dormer extension, garage conversion, or a bright breakfast room on the east side (stpp). The location is just as appealing, with schools, shops, and the train station all close by, and the countryside only minutes away. If you're looking for a home you can grow into and make your own, this property offers flexibility, space, and long-term potential.

- Large front and rear gardens offering excellent outdoor space, ideal for families, gardening, or future extensions
- Three well-proportioned bedrooms located on the upper floor, with room to reconfigure or expand if needed
- Spacious sitting room providing a comfortable main living area
- Dining area with brick archway into kitchen, creating a natural flow and characterful layout
- Ground floor wet room and upstairs WC, offering convenience for families and guests
- Scope for dormer extension (stpp), allowing additional upstairs space such as a fourth bedroom or office





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The Location

The property is located in Attleborough, a well-loved market town that's known for its friendly community feel. It's the kind of place where everything you need is close at hand, but you still get the charm of a traditional town. The heart of Attleborough is its lively market square, home to a range of independent shops and everyday essentials. There's also a weekly market that brings the community together with stalls selling fresh produce, local crafts and more.

For day-to-day living, the town is incredibly well set up. Sainsbury's and other local supermarkets are nearby, and Attleborough Train Station is just a short distance from the property, perfect for commuting or trips into Norwich and beyond. Families will also appreciate the choice of local schools and parks, as well as the welcoming, safe atmosphere that makes it easy to feel at home.

If you enjoy the outdoors, you'll be spoiled for choice. Thetford Forest Park is just a short drive away and offers miles of walking and cycling trails, picnic areas, and adventure playgrounds, great for weekend outings with the kids. The surrounding Norfolk countryside is full of scenic routes and peaceful villages waiting to be explored.

Plus, with easy access to the A11, Norwich, the Norfolk Broads, and even the coast, you're well placed for both day trips and holidays without needing to go far from home.

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This three-bedroom chalet bungalow sits on a generous plot with large front and rear gardens, offering plenty of outdoor space and a good sense of privacy. With no neighbouring properties overlooking the home and no future development expected in the area, it's a setting that feels settled and secure, ideal for anyone planning a long-term move.

Inside, the layout is straightforward and functional. A welcoming hallway leads into a spacious sitting room, and there's a ground floor wet room for convenience. The dining area connects to the kitchen through a brick archway, creating a natural flow between spaces.

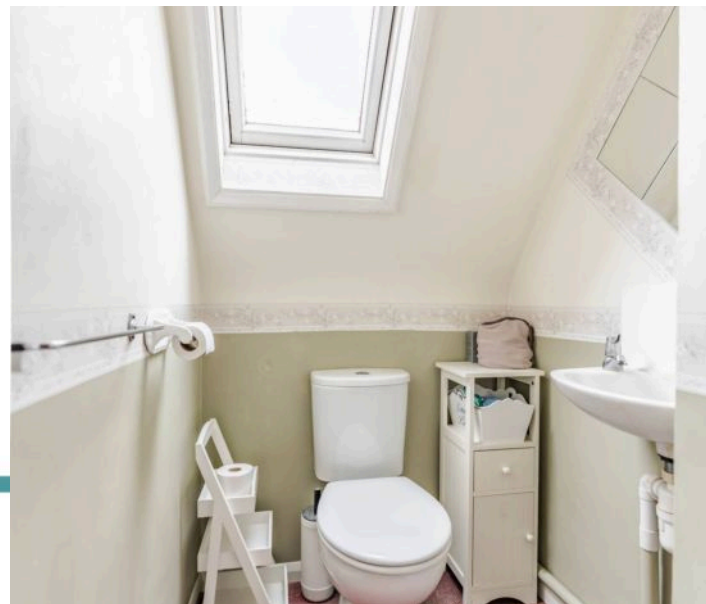
Upstairs, there is a WC and three bedrooms, all well-sized and ready for someone to make their own.

What makes this property stand out is the potential to add space and value. There's the option to extend into the loft with a dormer, convert the garage into an extra living area or workspace, or build a breakfast room or conservatory on the east-facing side of the house to make the most of the morning light. Whether you're looking to modernise, expand, or simply personalise, there's a lot you can do here. (stpp)

The rear garden is quiet and well-sized, perfect for outdoor projects, family time, or just having a bit more breathing room. The large front driveway offers parking for several cars, and the overall plot gives you space rarely found in newer developments.

While the property is quite basic in its current form, it offers a solid starting point with plenty of flexibility. For buyers who want room to grow and the opportunity to shape a home around their needs, this is a chance worth considering.

Agents Note



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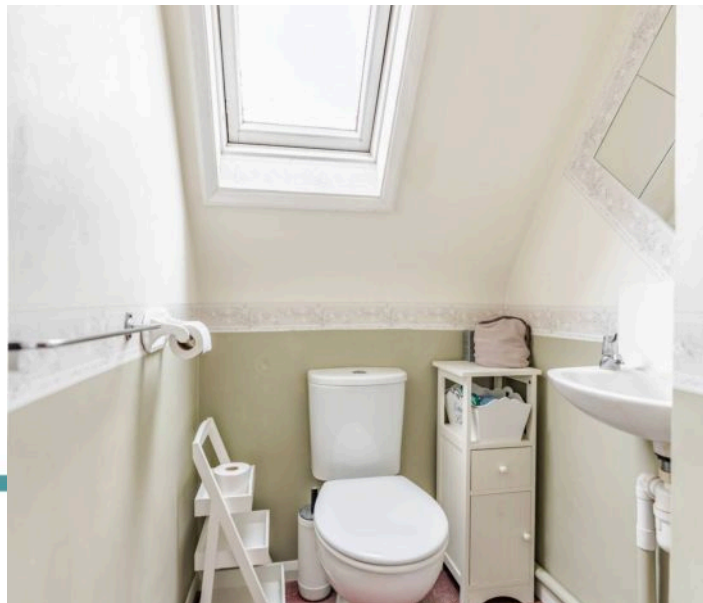
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Sold Freehold

Connected to all mains services.

Gas Central Heating

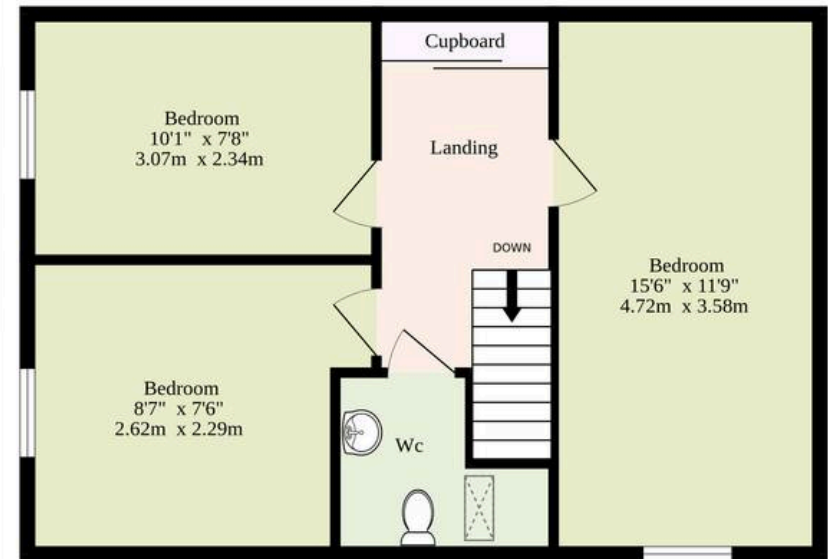


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Ground Floor
771 sq.ft. (71.6 sq.m.) approx.



1st Floor
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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Your home, our market



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