



Sunnyside Norwich Road, Besthorpe

Attleborough



Minors & Brady

Sunnyside Norwich Road

Besthorpe, Attleborough

Step through the porch of this charming 1800s detached home and immediately feel the warmth and character that defines village living in Besthorpe. Set on a generous plot, the house offers bright, inviting interiors where family life and entertaining flow effortlessly, from cosy evenings by the wood-burning fireplace in the sitting room to shared meals in the formal dining space. A farmhouse-style kitchen, four comfortable bedrooms including a private en-suite, and a stylish family bathroom provide modern practicality while retaining period charm. Outside, a large, private garden with a patio, greenhouse, and storage outbuildings invites relaxed weekends and quiet moments in the fresh Norfolk air, complemented by off-road parking and an integral garage with potential to convert. Chain free, this home is ready to embrace its next chapter of village life.



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Sunnyside Norwich Road

Besthorpe, Attleborough

- Chain free!
- 1800's detached residence positioned on a generous size plot within the Norfolk village of Besthorpe
- Sitting room accentuated by a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Formal dining room encouraging intimate family meals and occasional gatherings with loved ones
- Farmhouse-style kitchen equipped with cabinetry, a butler sink, a freestanding oven, under-counter areas for appliances and a dedicated spot for your fridge/freezer
- A functional utility room for laundry appliances and additional storage, along with a WC
- Four bedrooms offering comfort and privacy, a private ensuite and a family bathroom
- A large, private garden featuring a patio for seating arrangements, a laid to lawn, a greenhouse and storage outbuildings
- A shingle driveway providing off-road parking and an integral garage for storage options, with the potential to convert (stpp)



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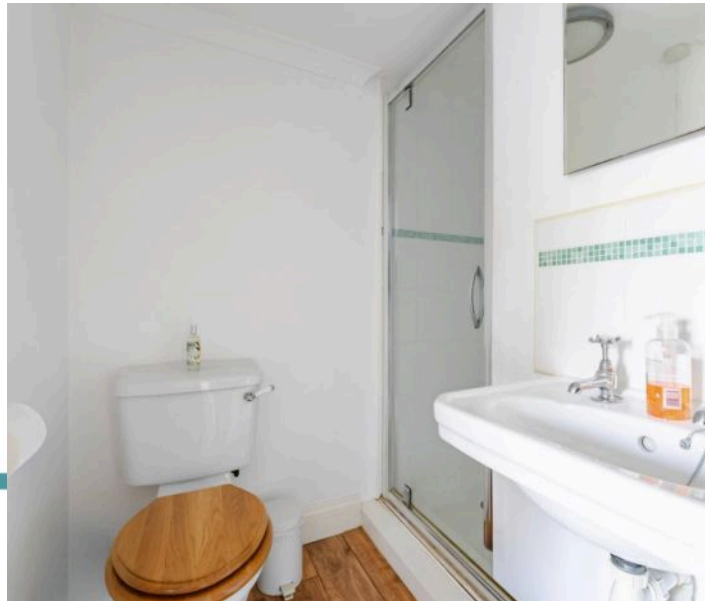
Besthorpe, Attleborough

Location

Besthorpe is a small, rural village in Norfolk, situated just over a mile east of Attleborough, making it easily accessible to the town's amenities while retaining a peaceful countryside character. Within the village itself, local services are limited, but residents benefit from nearby shops and cafés in Attleborough, which include supermarkets, independent retailers, and regular market stalls.

Families have convenient schooling options close by, including Attleborough Primary School and Attleborough Academy, with additional choices within a short drive such as Spooner Row Primary and Wymondham College.

Transport connections are practical for a village location: the A11 lies nearby for road access to Norwich and Cambridge, while Attleborough railway station provides direct services to Norwich and connections further afield. The lifestyle in Besthorpe appeals to those seeking a quiet, village environment with open green spaces, historic buildings, and easy access to town amenities, offering a balance between rural tranquility and practical convenience.



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Besthorpe, Attleborough

A captivating 1800s detached residence, set on a generous plot in the charming Norfolk village of Besthorpe. Approached via a welcoming porch, the home opens into a bright and airy interior, creating an immediate sense of warmth and invitation.

The sitting room is the heart of the home, centred around a charming brick-built fireplace with an inset wood burner, perfect for quiet evenings or relaxed entertaining. Adjoining this, a formal dining room offers a refined space for family meals or more intimate gatherings with friends and loved ones.

The farmhouse-style kitchen blends traditional character with practical design, featuring ample cabinetry, a butler sink, a freestanding oven, under-counter areas for appliances, and a dedicated spot for your fridge and freezer. Adjacent, a functional utility room accommodates laundry appliances and additional storage, complemented by a convenient WC.



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Accommodation comprises four well-proportioned bedrooms, offering both comfort and privacy, including a private en-suite. A family bathroom features a freestanding bathtub, hand wash basin, and WC, enhanced with tasteful panel detailing.

Outside, the property enjoys a substantial private garden, thoughtfully designed for both relaxation and practicality. A patio area provides the perfect setting for al fresco dining or quiet morning coffee, while the expansive lawn, greenhouse, and storage outbuildings offer versatility for gardening and leisure. A shingle driveway provides off-road parking, and an integral garage presents additional storage or potential for conversion (stpp).

This residence combines period charm with modern practicality, offering a lifestyle defined by comfort, space, and the tranquillity of Norfolk village life.

Agents note

Freehold



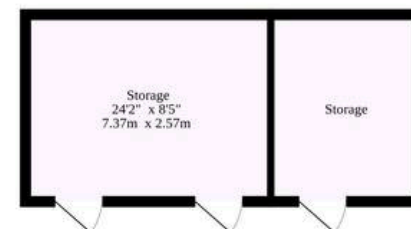
Ground Floor
932 sq.ft. (86.6 sq.m.) approx.



1st Floor
608 sq.ft. (56.5 sq.m.) approx.



Outbuildings
205 sq.ft. (19.0 sq.m.) approx.



Total Sqft Includes The Garage And Outbuildings

TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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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