



12 Harebell Road, Attleborough

Attleborough



Minors & Brady

## 12 Harebell Road

Set within a popular part of Attleborough, this well-presented four-bedroom detached home offers spacious, practical living ideal for modern families. The layout flows effortlessly from a welcoming entrance hall to a bright bay-fronted lounge and a generous kitchen/diner that opens onto the garden, creating a sociable heart to the home. A separate utility room and ground floor W.C. add everyday convenience. Upstairs, the main bedroom benefits from its own en suite and built-in storage, while three further bedrooms provide flexibility for family life, guests, or working from home. A contemporary family bathroom completes the accommodation. Outside, the property enjoys a private enclosed garden with a decked seating area, along with a driveway and garage for parking and storage. A balanced home in a well-connected location, offering both comfort and versatility in equal measure.

- Four-bedroom detached family home
- Spacious and well-balanced accommodation throughout
- Bay-fronted lounge with excellent natural light
- Open-plan kitchen/diner with French doors to the garden
- Separate utility room for added practicality
- Ground floor W.C. for convenience
- Main bedroom with en suite shower room and built-in storage
- Three additional versatile bedrooms
- Enclosed rear garden with lawn and decked seating area
- Driveway parking and garage for storage or additional parking





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### The Location

Situated in Attleborough, a charming and well-established market town, the area offers a friendly, welcoming atmosphere with a strong sense of community. The town centre is focused around its traditional market square, home to a variety of independent shops, boutiques, cafés, and everyday amenities, complemented by a regular weekly market offering a range of local produce and goods.

Attleborough benefits from excellent transport links, with its train station providing direct connections and convenient access to surrounding towns and cities, including Norwich, making it well suited for commuters. A selection of supermarkets, including Sainsbury's, along with schools, leisure facilities, and healthcare services, contribute to the town's practicality for day-to-day living.

For those who enjoy the outdoors, Thetford Forest is close by, offering extensive walking, cycling, and nature trails, while the wider Norfolk countryside provides opportunities to explore picturesque villages and scenic landscapes. With straightforward access to Norwich, the Norfolk Broads, and other regional attractions, Attleborough combines the appeal of a traditional market town with the convenience of modern living in a well-connected location.



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### Harebell Road, Attleborough

Tucked away within a well-regarded residential development in the thriving market town of Attleborough, this attractive four-bedroom detached home offers generous and well-balanced accommodation, perfectly suited to modern family life. From the moment you step inside, the welcoming entrance hall sets the tone, leading through to thoughtfully arranged living spaces designed for both comfort and practicality.

At the front of the home, a bright bay-fronted lounge provides a relaxing retreat, ideal for unwinding at the end of the day. To the rear, the heart of the property lies in the spacious kitchen/diner, a sociable and versatile space perfect for everyday family living as well as entertaining guests. French doors open seamlessly onto the garden, allowing natural light to flood in and creating an easy connection between indoor and outdoor living. A separate utility room adds valuable functionality, while a convenient ground floor W.C. completes the downstairs layout.

Upstairs, the main bedroom offers a calm and comfortable space, complete with built-in storage and its own en suite shower room. Three further bedrooms provide flexibility for growing families, whether used as children's rooms, guest accommodation, or a home office. A well-appointed family bathroom serves the remaining rooms.



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Outside, the property continues to impress. A driveway to the side provides off-road parking and leads to a garage, offering additional storage or parking options. The enclosed rear garden is mainly laid to lawn with established borders and a decked seating area, creating an inviting setting for outdoor dining, play, or simply enjoying the warmer months in privacy.

Combining space, practicality and a desirable location with excellent access to local amenities and transport links, this is a home that effortlessly caters to the needs of modern family living.

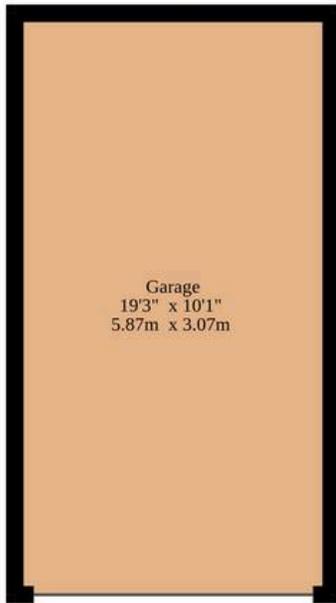
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

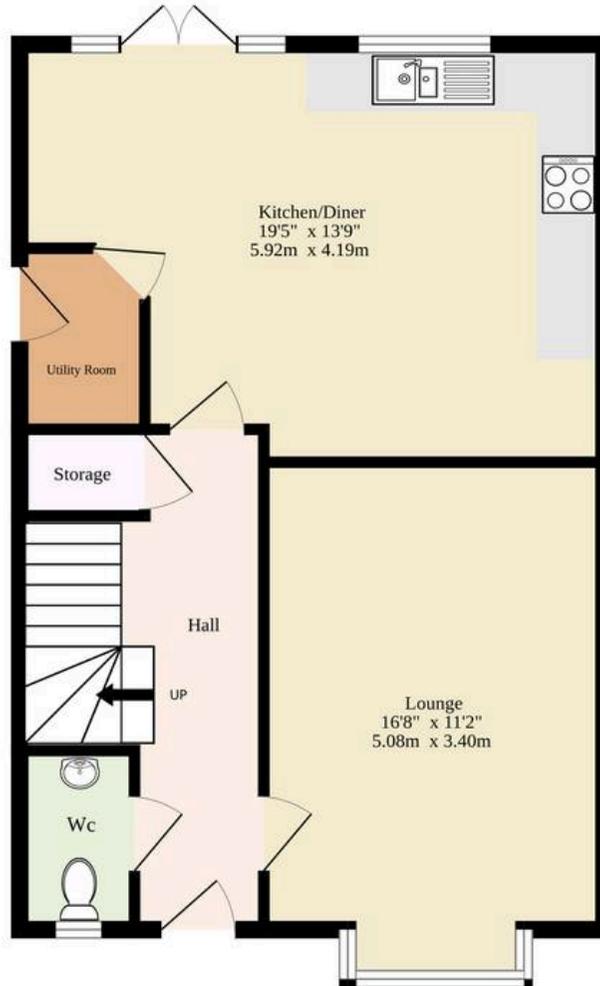
Service Charge: £165 paid annually.



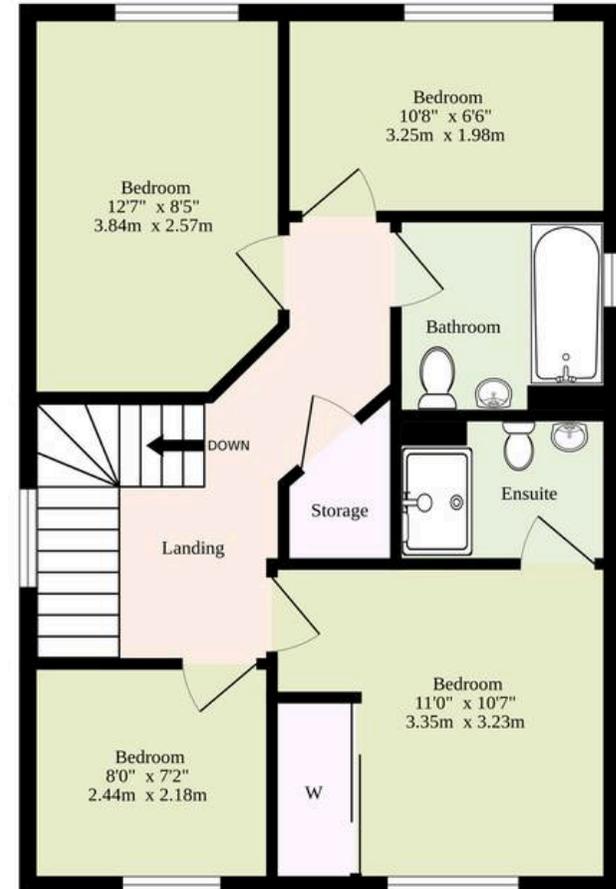
Garage  
194 sq.ft. (18.0 sq.m.) approx.



Ground Floor  
559 sq.ft. (51.9 sq.m.) approx.



1st Floor  
569 sq.ft. (52.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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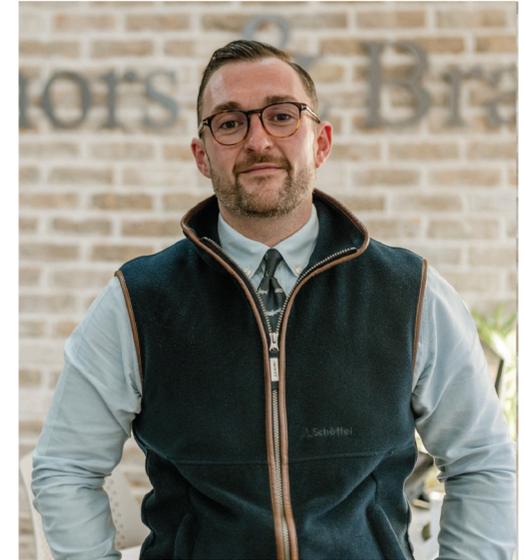
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## Minors & Brady

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