



49 Arlington Gardens, Attleborough

Attleborough



Minors & Brady

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Set back in a quiet Attleborough cul-de-sac, this refurbished detached bungalow offers an easy, well-considered style of living that will appeal to anyone seeking a modern, move-in-ready home. The layout flows comfortably, with bright interiors, quality finishes and a contemporary scheme that feels both practical and welcoming. Three versatile bedrooms, a spacious living area with a wood burner, a well-appointed kitchen and a landscaped, sun-catching garden all come together to create a property that's straightforward, comfortable and ready to enjoy from day one.

- Detached bungalow proudly positioned on a generous-size plot, down a quiet cul-de-sac in the Norfolk town of Attleborough
- Fully refurbished to a contemporary standard, ready for you to move straight into
- Kerb appeal with a maintained front garden, a paved driveway providing off-road parking and a detached garage for storage use
- Spacious living/dining room accentuated by a cosy wood burner, inviting relaxation and entertaining
- Living area flows effortlessly into the kitchen, equipped with modern cabinetry and a full-range of integrated appliances
- Three lovely-sized bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- A family bathroom comprising of a quality three-piece suite, complemented by fully-tiled walls
- A private, landscaped garden that captures the sun throughout the day, featuring a patio and a decked terrace for outdoor seating, along with a maintained laid to lawn
- Easy access to a wide range of amenities within the town centre, including shops, schools for all ages, restaurants and transport links

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Arlington Gardens sits in a calm residential corner on the southern side of Attleborough, just off Besthorpe Road, giving it a settled, suburban feel with easy access to the town's everyday amenities. Attleborough offers a mix of independent shops, cafés, takeaways, and practical services, with Sainsbury's and Lidl being the nearest full-size supermarkets for regular food shopping. Families have several schools within reach, including Attleborough Primary School, Fairfields Primary School, and Attleborough Academy for secondary education. Transport links are a strong point: the A11 is only minutes away for straightforward travel toward Norwich or Thetford, and Attleborough railway station provides direct connections for commuters. The overall lifestyle here is easy-going and convenient, quiet residential living with the benefit of shops, schools, and transport close enough to keep daily routines simple.



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Detached and quietly set back within a peaceful cul-de-sac, this beautifully refurbished bungalow offers a lifestyle that blends contemporary comfort with the calm, easy rhythm of life in Attleborough. Its generous plot and well-kept frontage create an immediate sense of welcome, with a neat lawn, smart kerb appeal and a paved driveway leading to a detached garage ideal for storage or hobbies.

Stepping inside, the bright entrance hall sets the tone for the home ahead, warm, inviting and thoughtfully finished. Herringbone flooring runs throughout, adding a refined, cohesive feel. The main living and dining space is wonderfully open, designed for both relaxed evenings and effortless entertaining. A wood burner brings a cosy focal point, while the room's natural flow leads seamlessly into the contemporary kitchen. Here, sleek cabinetry and integrated appliances, including an induction hob, oven, dishwasher and fridge/freezer – create a practical and stylish environment for cooking and gathering.

The bungalow offers three well-proportioned bedrooms, each providing comfort and flexibility. Whether you need a peaceful home office, a dedicated dressing room or a nursery, the layout adapts easily to changing needs. The family bathroom is finished to a high standard, with a quality three-piece suite and fully tiled walls for a clean, modern look.



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Outside, the private rear garden is a standout feature. Landscaped to make the most of the sun throughout the day, it includes a patio and a decked terrace for outdoor dining or quiet moments with a morning coffee. A well-maintained lawn completes the space, offering room for play, planting or simply enjoying the fresh air.

This is a home ready to move straight into, stylish, comfortable and positioned in a desirable corner of Attleborough. A superb opportunity for those seeking single-storey living without compromise.

Agents Notes

Freehold

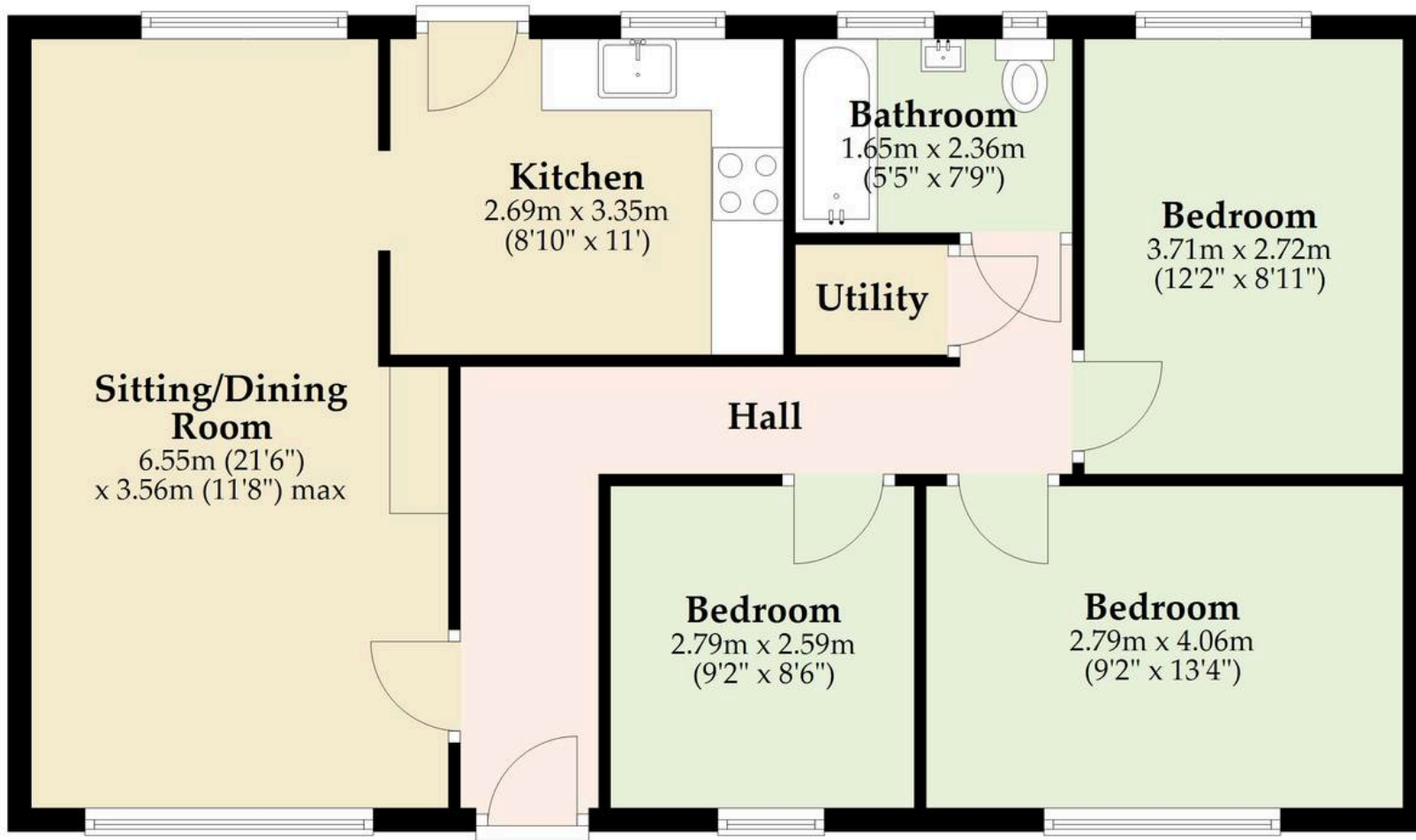
Connected to mains water, electricity, gas and drainage.

Heating system installed in 2021.



Ground Floor

Approx. 76.9 sq. metres (828.1 sq. feet)



Total area: approx. 76.9 sq. metres (828.1 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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