



45 Kestrel Road, Attleborough
£94,000

Minors & Brady



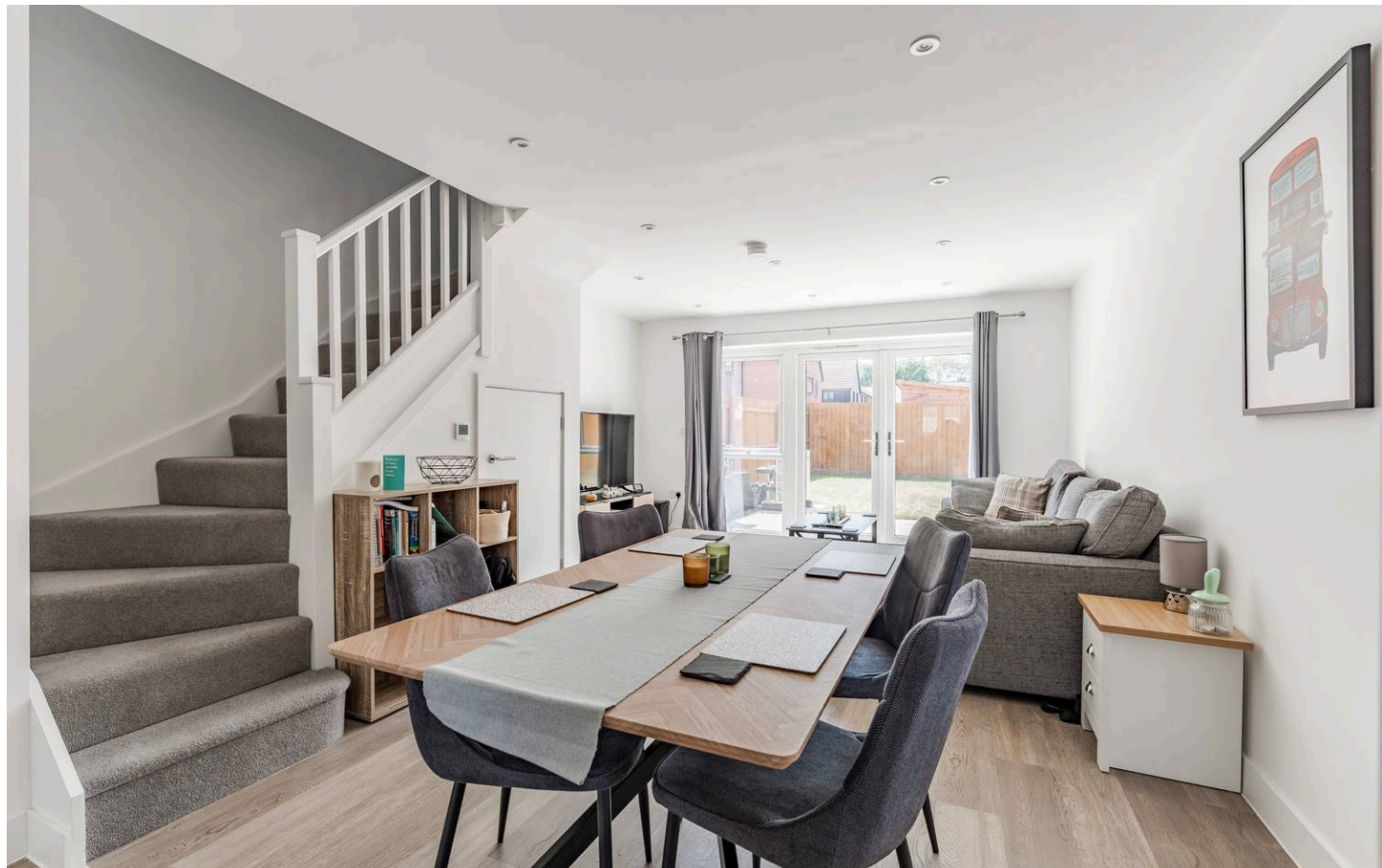
45 Kestrel Road

Attleborough

A great option for first-time buyers, this modern Attleborough home offers a move-ready interior, contemporary comforts and the ease of 40% shared ownership. With underfloor heating, an air-source system and nine years of NHBC warranty remaining, it delivers a reassuringly low-maintenance lifestyle. The open-plan living space forms the heart of the home, flowing out to a private landscaped garden, while two double bedrooms and a sleek four-piece bathroom provide calm, practical everyday living. With off-road parking, no onward chain and furniture available via separate negotiation, it's a property designed to make your next step feel straightforward and inviting.

- 40% shared ownership
- No onward chain
- 9 years NHBC warranty remaining
- Semi-detached residence in the market town of Attleborough, suitable for first-time buyers
- Turn-key interior that is ready for you to move into
- Furniture available via separate negotiation
- Open-plan kitchen/dining/living room that creates an effortless flow for everyday living and entertaining, with French doors that open out to the garden
- Kitchen equipped quality cabinetry, an integrated oven, a fridge/freezer and space for a dishwasher
- Two double bedrooms offering comfort and privacy, complemented by a family bathroom comprising of a modern four-piece suite
- A private, landscaped garden featuring a patio for outdoor seating and a laid to lawn

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The Location

Kestrel Road sits within a settled residential corner of Attleborough, giving you a setting that feels established while still closely connected to the town's day-to-day amenities. The neighbourhood has a calm, lived-in character, with mature greenery and open pockets of space that make it pleasant to walk around.

For practical living, everything is close at hand. Sainsbury's and Lidl are the nearest supermarkets, making weekly shopping straightforward, and the town centre offers cafés, independent shops and useful services without needing to travel far. Families benefit from having Attleborough Primary School, Chapel Road School, and Attleborough Academy all within easy reach, keeping school runs simple.

Transport links add to the lifestyle appeal. Attleborough railway station provides direct routes towards Norwich, Cambridge and beyond, ideal for commuting or weekend plans. The A11 sits just outside the town, giving quick access to wider Norfolk and Suffolk. Green spaces, local sports facilities and community events contribute to a well-rounded way of living, with Kestrel Road offering a comfortable base that keeps everything within convenient distance.



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Kestrel Road

A modern semi-detached home in the market town of Attleborough, offered at 40% shared ownership and with no onward chain, this residence presents an appealing opportunity for first-time buyers seeking a turn-key space with contemporary comforts and a welcoming, lifestyle-led feel.

The interior has been thoughtfully finished to create a home that is ready to enjoy from the moment you arrive. Underfloor heating and an air-source heating system bring efficient warmth throughout, while the remaining nine years of NHBC warranty provide reassuring peace of mind. Furniture can be included via separate negotiation, allowing you to settle in with ease.

The entrance hall sets a practical tone, complete with a WC, before leading into the open-plan kitchen, dining and living area. This is the heart of the home, designed for everyday living and relaxed entertaining. French doors draw in natural light and open directly onto the garden, extending the social space outdoors.

The kitchen features quality cabinetry, an integrated oven, a fridge/freezer and provision for a dishwasher, offering a smart and functional setting for cooking and gathering.



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Upstairs, two double bedrooms provide comfortable retreats, each offering privacy and flexibility for sleeping, working or guest use. They are served by a family bathroom fitted with a modern four-piece suite, including a bathtub and a shower cubicle, creating a fresh and practical space for daily routines.

The garden has been landscaped to offer a private outdoor haven, with a patio ideal for seating and a lawn that adds greenery and versatility.

To the front, a driveway accommodates two vehicles, ensuring convenient off-road parking.

Agents Notes

40% shared ownership £94,000 (also available at full value of £235,000.)

Leasehold, with 98 years left on the lease.

Ground rent & maintenance charges: £386 pcm.

Connected to mains water, electricity and drainage.

Air source heating system & underfloor heating.



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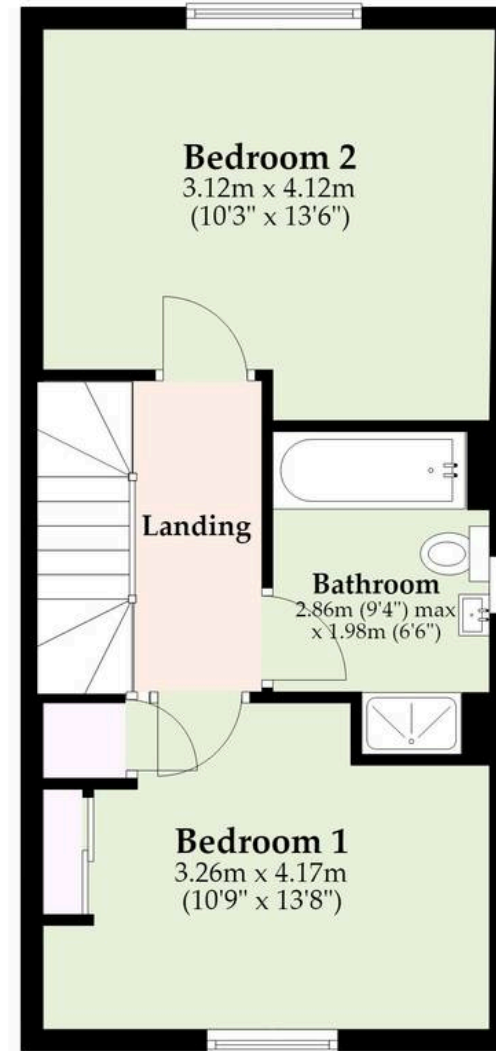
Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 72.8 sq. metres (784.1 sq. feet)

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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.

Plan produced using PlanUp.

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