



10 St. Edmunds Gate, Attleborough

Minors & Brady



10 St. Edmunds Gate

Attleborough

Enjoying a peaceful position within the popular market town of Attleborough, this detached bungalow sits on a generous plot and offers well-balanced accommodation ideally suited to those seeking the convenience of single-level living. Bright and welcoming throughout, the property features a spacious sitting room with a feature fireplace, a light-filled conservatory overlooking the garden, two double bedrooms and a practical wet room. Outside, the low-maintenance gardens, ample off-road parking, integral garage and useful outbuildings add further appeal, creating a home that is as functional as it is comfortable, with everyday amenities and transport links close at hand.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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The Location

Attleborough is a popular Norfolk market town, well known for its attractive setting, strong sense of community and excellent range of amenities. Favoured by families, professionals and retirees, the town offers a welcoming atmosphere alongside a variety of facilities to support modern-day living.

Residents enjoy access to a wide selection of shops, supermarkets, schools, healthcare facilities, cafés and restaurants, while a range of leisure and recreational opportunities can be found both within the town and throughout the surrounding countryside, where scenic walks and open green spaces can be enjoyed year-round.

Situated within a well-established residential area of the town, St Edmunds Close is conveniently positioned for access to local amenities, schools and transport links. The town centre is within easy reach, offering a variety of everyday services and leisure facilities, while nearby green spaces provide opportunities for outdoor recreation.

The location also benefits from excellent road and rail connections, providing convenient access to Norwich, Thetford, Cambridge and the wider region. Its accessibility, residential setting and proximity to local amenities make St Edmunds Close an attractive location for a broad range of prospective buyers seeking all that Attleborough has to offer.



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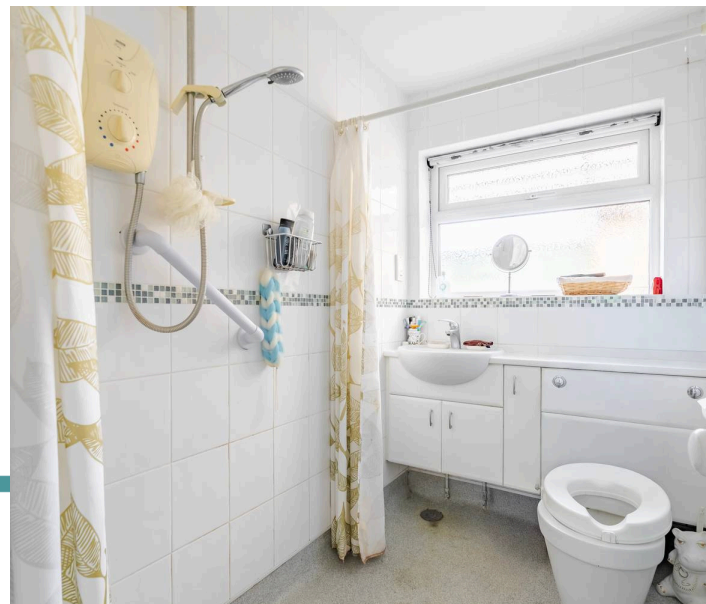
St. Edmunds Gate

Positioned on a generous plot along a quiet residential road in the well-served market town of Attleborough, this detached bungalow offers comfortable, single-level living in a setting well suited to those looking to downsize, simplify their lifestyle or enjoy the practicality of a home without stairs.

A porch entrance opens into a welcoming hallway, providing access to all principal rooms. At the heart of the home is a spacious sitting room, where a large front-facing window draws in plenty of natural light throughout the day. A feature fireplace creates an attractive focal point, while the generous proportions provide ample space for both everyday living and hosting family and friends.

The kitchen is fitted with a range of cabinetry, complemented by a ceramic hob, work surfaces and designated areas for freestanding appliances. Well positioned within the layout, it offers a practical and functional space for cooking and day-to-day routines.

Beyond, the conservatory enhances the living accommodation, creating a bright and versatile room overlooking the garden. Equally suited as a dining area, garden room or additional sitting space, it enjoys a pleasant outlook across the outdoor setting and makes the most of the property's sunny aspect.



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There are two comfortable double bedrooms, both positioned to offer a sense of privacy. One bedroom benefits from sliding doors opening directly into the conservatory, creating a lovely connection to the garden and providing flexibility in how the space is enjoyed. Serving the bedrooms is an accessible wet room, complete with built-in vanity storage and designed with convenience in mind.

Outside, the garden has been thoughtfully arranged for ease of maintenance, allowing more time to enjoy the space throughout the seasons. A patio provides an inviting spot for outdoor dining and evening drinks, while decorative shingle areas add texture and interest. A timber shed and summerhouse further enhance the garden, offering useful storage alongside space for hobbies, reading or simply enjoying the surroundings.

To the front, a substantial shingle driveway provides off-road parking for multiple vehicles and leads to an integral garage with roller door, ideal for storage and everyday practicality.

Offering well-proportioned accommodation, attractive outdoor space and a peaceful position within easy reach of Attleborough's shops, amenities and transport links, this appealing bungalow presents an excellent opportunity to enjoy comfortable living in one of Norfolk's popular market towns.



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Ground Floor

Approx. 105.6 sq. metres (1136.8 sq. feet)



Total area: approx. 105.6 sq. metres (1136.8 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 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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