



Westside Bungalow Norwich Road, Besthorpe

Minors & Brady



Westside Bungalow Norwich Road

Besthorpe, Attleborough

Village setting, generous single-storey living, south-facing garden, excellent commuter links. Occupying a private position off a lane within a desirable village location, this well-presented detached bungalow offers an outstanding lifestyle opportunity for families and downsizers.

Thoughtfully designed throughout, the accommodation centres around a spacious open-plan living and dining room flooded with natural light and opening directly onto the garden, creating an ideal space for both everyday living and entertaining. The impressive principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while outside, the south-facing garden provides a wonderful backdrop with mature planting, a patio for al fresco dining and a versatile powered cabin. With easy access to the A11, the Cambridge rail line and catchment for Wymondham College, this is village living at its most appealing.

Agents Notes

This property will be sold freehold.

Connected to mains water and electricity.

Septic tank.

Oil central heating system.



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Norwich Road is situated within the attractive Norfolk village of Besthorpe, offering a pleasant residential setting surrounded by open countryside whilst remaining conveniently positioned for access to nearby towns and amenities. The village is highly regarded for its rural character, community atmosphere, and excellent transport connections.

Residents enjoy the benefits of village living, with scenic countryside walks and quiet rural surroundings on the doorstep. A wider range of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in the nearby market towns of Attleborough and Wymondham, both of which are easily accessible.

The surrounding area provides excellent opportunities for outdoor recreation, with a network of public footpaths, country lanes, and attractive green spaces ideal for walking, cycling, and enjoying the Norfolk countryside throughout the year. The village's location offers a peaceful setting whilst retaining convenient access to everyday amenities.

Besthorpe benefits from excellent transport connections, with nearby Attleborough providing regular rail services to Norwich, Cambridge, and London. Convenient access to the A11 offers direct routes to Norwich, Thetford, Cambridge, and the wider East Anglian road network, making the location particularly appealing to commuters.

Norwich, with its extensive range of shopping, dining, cultural, educational, and entertainment facilities, is within easy reach, whilst the surrounding Norfolk countryside and neighbouring villages provide a wealth of opportunities for leisure and exploration.





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Occupying a desirable position within a popular village setting, this well-presented detached bungalow offers an exceptional opportunity to enjoy spacious single-storey living on a generous plot whilst remaining conveniently placed for everyday amenities.

The property is approached via a private lane leading to an extensive driveway, creating an immediate sense of arrival and providing ample off-road parking. Benefitting from power, lighting and rear personnel access, the garage offers excellent storage potential alongside practical day-to-day convenience.

A welcoming entrance hall serves as the central hub of the home, offering access to all accommodation and enhancing the practical layout that makes bungalow living so appealing.

The heart of the property is the spacious open-plan living/dining room, a dual-aspect space flooded with natural light from large windows and French doors opening directly onto the rear garden. Offering excellent proportions and flexibility, this inviting room provides ample space for both comfortable everyday living and entertaining guests. The seamless connection to the garden enhances the feeling of space whilst creating an ideal environment for indoor-outdoor living during the warmer months.

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Adjacent to the reception space, the contemporary kitchen has been thoughtfully designed with a range of modern gloss-fronted units and ample work surface space. Practical and stylish in equal measure, it caters perfectly for day-to-day family life whilst also offering direct access to the outside, adding further convenience. The layout ensures the kitchen remains functional and sociable, making it well-suited to modern lifestyles.

The bedroom accommodation is arranged off the hallway, creating a clear separation between living and sleeping areas. The principal bedroom is particularly impressive, extending to an exceptional size and providing a relaxing sanctuary at the end of the day. Benefitting from a walk-in wardrobe and en-suite shower room, this generous space offers excellent storage and a high level of comfort.

Two further well-proportioned bedrooms provide flexibility for a variety of requirements, whether utilised as family bedrooms, guest accommodation, a home office or hobby room. Each room enjoys pleasant outlooks and contributes to the adaptable nature of the property.

Serving the additional bedrooms is a contemporary family bathroom, fitted to accommodate both family living and visiting guests. Together with the en-suite shower room, the bathroom facilities have been carefully considered to ensure practicality and convenience throughout the home.



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Outside, the property continues to impress. The south-facing rear garden is undoubtedly a standout feature, offering a wonderful setting to enjoy the outdoors throughout the year. Predominantly laid to lawn and enclosed by mature trees and established planting, the garden enjoys a high level of privacy whilst providing plenty of space for families, keen gardeners and outdoor entertaining.

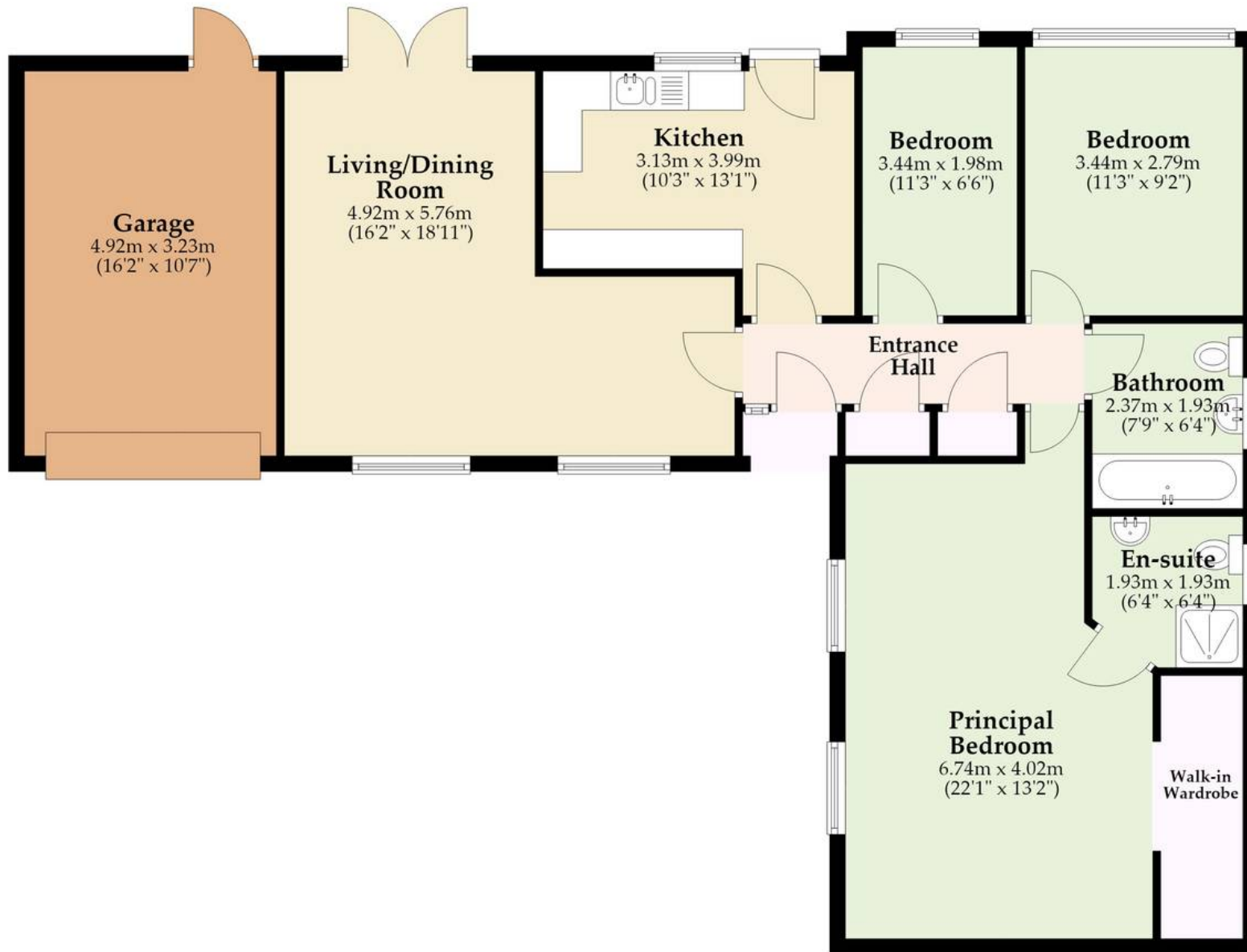
An enclosed patio area creates the perfect space for summer gatherings or simply enjoying the peaceful surroundings. Adding further versatility is a powered timber cabin, which lends itself to a variety of uses including a home office, studio, gym or hobby room, making it an invaluable extension of the living accommodation.



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Ground Floor

Approx. 109.6 sq. metres (1179.5 sq. feet)



Total area: approx. 109.6 sq. metres (1179.5 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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