



Badgers London Road, Attleborough

Minors & Brady



Badgers London Road

Attleborough

Space, style and superb family living combine in this beautifully presented detached home. Offering four genuine double bedrooms and a thoughtfully designed layout, the property provides the perfect balance of versatile living space and everyday practicality for modern family life. A bright sitting room, sociable kitchen/dining room, separate study or playroom and useful utility room create a home that adapts effortlessly to changing needs. Outside, a private low-maintenance garden, garage, tandem driveway parking, solar panels and EV charging point add further appeal. Tucked away in a quiet position yet within easy reach of Attleborough's amenities, schools and transport links, this is a home that must be viewed to be fully appreciated.

- Detached family home with four double bedrooms offering spacious and flexible accommodation throughout
- Peaceful position along a private road shared by only a handful of properties
- Bright and spacious sitting room with direct access to the rear garden
- Impressive open-plan kitchen/dining room, ideal for family life and entertaining
- Modern fitted kitchen with integrated appliances, ample storage and generous worktop space
- Versatile additional reception room, perfect as a study, playroom or home office
- Garage, tandem driveway parking, solar panels and EV charging point for modern, energy-efficient living





Badgers London Road

Attleborough

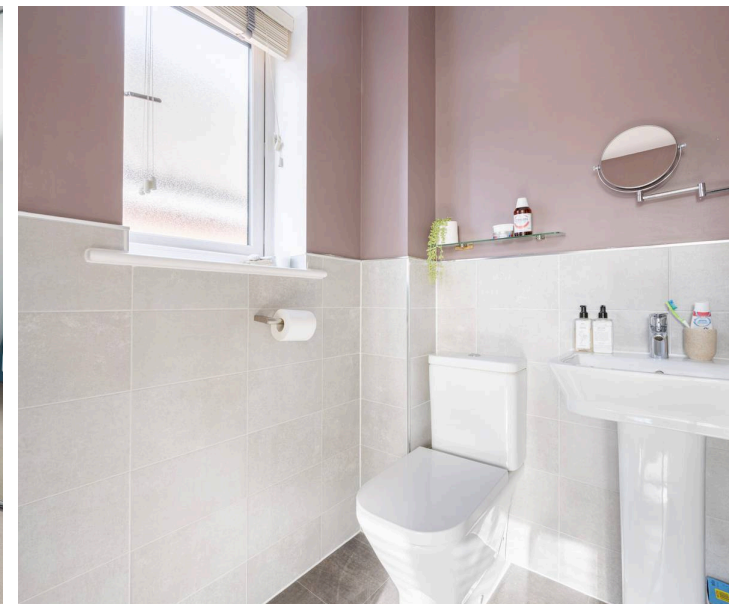
The Location

Situated within the thriving market town of Attleborough, this location offers the perfect balance of convenience, community and countryside living. Rich in history and character, Attleborough has grown into one of South Norfolk's most sought-after towns, providing an excellent range of amenities whilst retaining its welcoming market town charm. The bustling town centre offers an array of independent shops, cafés, restaurants, supermarkets and everyday services, creating a vibrant environment for residents of all ages.

The town is particularly well suited to commuters and families alike, benefiting from excellent transport connections. Attleborough Railway Station provides regular services to Norwich, Cambridge and beyond, while the nearby A11 offers straightforward road links towards Norwich, Cambridge, Newmarket and the wider national road network. This accessibility makes the area an increasingly popular choice for those seeking a more relaxed lifestyle without sacrificing connectivity.

Families are well catered for with a selection of highly regarded schools, healthcare facilities, sports clubs and leisure amenities available within the town. Attleborough also enjoys a strong sense of community, hosting a variety of local events, markets and activities throughout the year.

For those who enjoy the outdoors, the surrounding Norfolk countryside provides endless opportunities for walking, cycling and recreation. The expansive Thetford Forest is just a short drive away, offering miles of woodland trails, cycling routes and outdoor adventures.



M&B



Badgers London Road

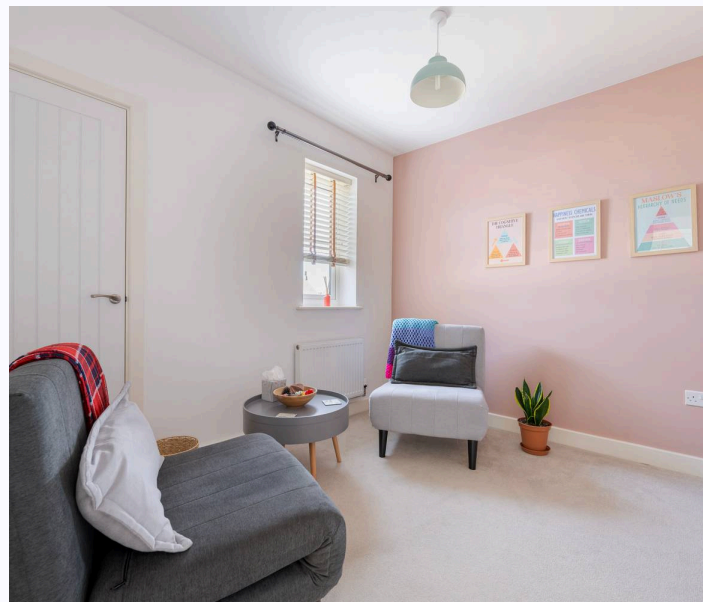
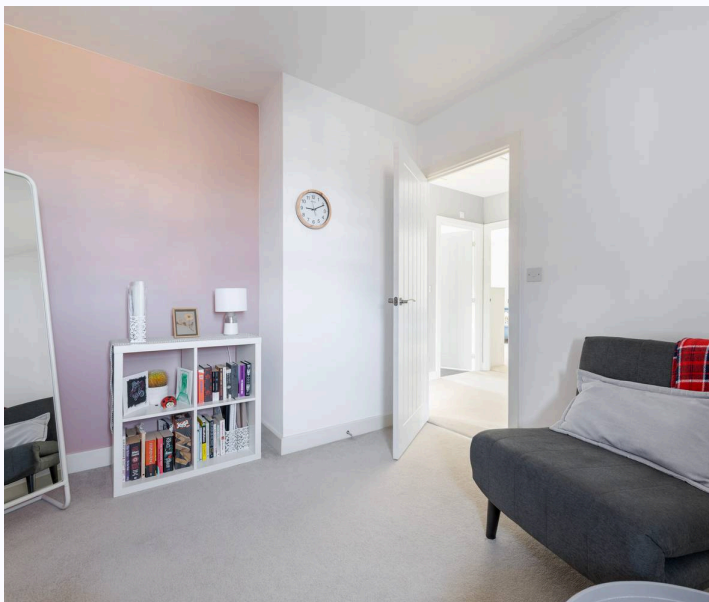
Attleborough

London Road, Attleborough

Beautifully presented throughout and thoughtfully designed with modern family life in mind, this impressive detached home offers an exceptional balance of space, practicality and comfort. Occupying a tucked-away position accessed via a private road shared by just a handful of properties, the home enjoys a pleasant sense of privacy whilst remaining within easy reach of Attleborough's amenities, schools and transport connections.

From the moment you arrive, the property creates a welcoming first impression. A driveway provides tandem parking and leads to the garage, whilst attractive planting and a covered entrance enhance the approach. Designed to cater for the demands of modern living, the property benefits from gas central heating, double glazing, solar panels and an EV charging point, offering both comfort and efficiency.

Stepping inside, a spacious entrance hall sets the tone for the accommodation beyond. The layout has been carefully planned to maximise both functionality and versatility, making it perfectly suited to growing families and those working from home. A useful cloakroom serves the ground floor, whilst a versatile additional reception room offers flexibility as a study, playroom, hobby room or home office depending on individual requirements.



M&B



Badgers London Road

Attleborough

Positioned to the rear of the property, the main sitting room is a wonderfully bright and inviting space. Natural light pours in through doors opening directly onto the garden, creating an excellent connection between the indoor and outdoor living areas. Generously proportioned and ideal for both relaxing and entertaining, this room forms a comfortable retreat for everyday family life.

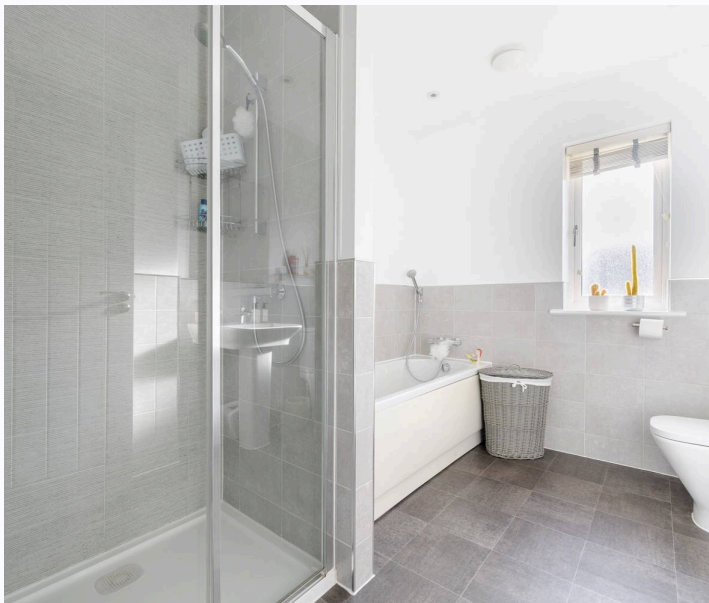
At the heart of the home is a superb open-plan kitchen and dining room. Designed to be both practical and sociable, this impressive space provides ample room for dining, entertaining and day-to-day family activities. The modern fitted kitchen benefits from a comprehensive range of storage, excellent worktop space and integrated appliances, while the adjoining dining area offers plenty of room for gatherings with family and friends. Further enhancing the practicality of the home is a separate utility room, providing additional workspace, storage and laundry facilities away from the main living areas.

The first floor continues to impress with four genuine double bedrooms, ensuring excellent accommodation for families of all sizes.

The principal bedroom enjoys the luxury of fitted wardrobes and a stylish en-suite shower room, creating a comfortable private retreat.

Another bedroom also benefits from built-in storage, while the remaining bedrooms are equally well proportioned and offer flexibility for children, guests or home working requirements.

Serving the household is a well-appointed family bathroom, fitted with both a bath and separate shower, providing convenience and practicality for busy family routines.



M&B



Badgers London Road

Attleborough

Outside, the rear garden has been designed for low-maintenance enjoyment. Fully enclosed and offering a good degree of privacy, the garden combines artificial lawn, attractive planting and patio seating areas to create a space equally suited to entertaining, outdoor dining and relaxation. The manageable design allows owners to make the most of their leisure time whilst still enjoying an attractive outdoor environment.

Agent's Note

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



M&B



Total area: approx. 1647.7 sq. feet

M&B

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.

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



Meet *Kyle*
Branch Manager



Meet *Marlo*
Senior Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk