



14 Varrick Way, Attleborough

Minors & Brady



14 Varrick Way

Attleborough

Spacious family living with a stunning garden and room for everyone. This well-maintained four-bedroom detached home offers an excellent blend of versatile living space, practical features and beautifully kept outdoor areas, making it ideal for growing families. Highlights include a generous lounge, separate dining room, bright conservatory, dedicated study and a kitchen/breakfast room perfectly suited to everyday life. Upstairs, four well-proportioned bedrooms are complemented by a recently refitted en-suite to the principal bedroom and a family bathroom. Outside, a substantial lawned garden, garage and brickweave driveway combine to create a home that offers both immediate comfort and long-term family appeal.

- Spacious four-bedroom detached family home occupying a generous plot within a sought-after residential development
- Versatile accommodation including a separate study, ideal for home working, hobbies or additional family space
- Generous lounge flowing through to a separate dining room, perfect for everyday living and entertaining alike
- Bright double-glazed conservatory overlooking the rear garden, providing an additional reception area to enjoy year-round
- Well-appointed kitchen/breakfast room with ample storage, extensive worktop space and room for informal family dining
- Principal bedroom complemented by a recently refitted en-suite shower room, offering modern convenience and comfort
- Beautifully maintained rear garden featuring a large lawn, patio seating area and two useful garden sheds
- Brickweave driveway providing off-road parking for multiple vehicles alongside an attached garage





14 Varrick Way

Attleborough

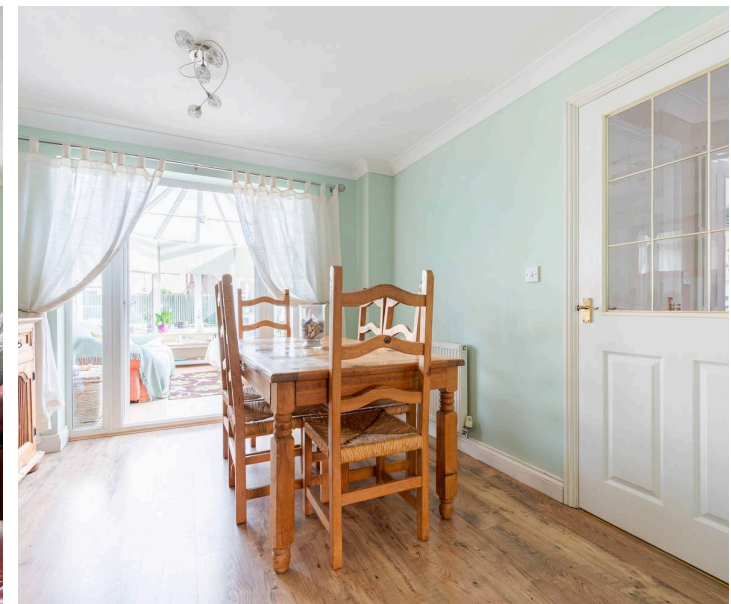
The Location

Attleborough is a thriving Norfolk market town that successfully blends traditional character with modern convenience. At its heart, you'll find a bustling town centre offering a variety of independent shops, cafés, restaurants and everyday amenities, alongside well-known supermarkets and services that cater to daily needs. The town retains a strong sense of community and continues to be a sought-after location for families, professionals and retirees alike.

One of Attleborough's standout features is its excellent connectivity. The town benefits from its own railway station, providing regular services to Norwich, Cambridge and London, making it an attractive choice for commuters. The A11 is also easily accessible, offering swift road links to Norwich, Thetford, Cambridge and the wider motorway network, ensuring convenient travel in all directions.

Residents enjoy a wide range of local facilities including schools, healthcare services, leisure amenities and recreational opportunities. Supermarkets, including Sainsbury's, are within easy reach, while the town centre provides a mix of national retailers and independent businesses that contribute to Attleborough's welcoming atmosphere.

For those who enjoy the outdoors, the surrounding Norfolk countryside provides an abundance of scenic walks, cycling routes and rural villages to explore. Nearby Thetford Forest offers extensive woodland trails, outdoor activities and natural beauty throughout the seasons, while the famous Norfolk Broads and stunning Norfolk coastline can be reached within a comfortable drive.





14 Varrick Way

Attleborough

Varrick Way, Attleborough

Occupying a generous plot within a popular residential setting, this well-maintained four-bedroom detached home offers an excellent balance of family living space, practical features and attractive outdoor areas.

Thoughtfully arranged over two floors, the property provides versatile accommodation that has been lovingly cared for and improved over the years, making it an ideal choice for growing families seeking space both inside and out.

A welcoming entrance hall sets the tone upon arrival, leading through to the principal reception rooms. The spacious lounge provides a comfortable setting for everyday family life, flowing naturally into a separate dining room which creates an excellent space for entertaining, family meals or special occasions. Beyond, the double-glazed conservatory enjoys pleasant views over the rear garden and offers a bright additional reception area that can be enjoyed throughout the seasons.

The kitchen/breakfast room serves as the heart of the home, fitted with a range of traditional units offering ample storage and worktop space. Practical and well-designed, the room comfortably accommodates informal dining and everyday family activities, while providing direct access to the outside. A separate study further enhances the versatility of the accommodation, making it ideal for those working from home, running a business or requiring a dedicated hobby room. A ground floor cloakroom adds further convenience.



M&B



14 Varrick Way

Attleborough

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a recently refitted en-suite shower room, creating a modern and private retreat. The remaining bedrooms are served by a family bathroom and offer flexible accommodation for children, guests or additional workspace.

Outside, the property enjoys excellent kerb appeal with a brickweave driveway providing off-road parking for multiple vehicles and access to the garage. The rear garden is a standout feature, offering a substantial and beautifully maintained outdoor space.

Predominantly laid to lawn and enclosed by fencing, the garden provides plenty of room for children to play, outdoor entertaining and keen gardeners alike. A paved patio area immediately adjoins the property, creating an ideal setting for al fresco dining and summer gatherings, while two garden sheds provide useful external storage.

Agent's Note

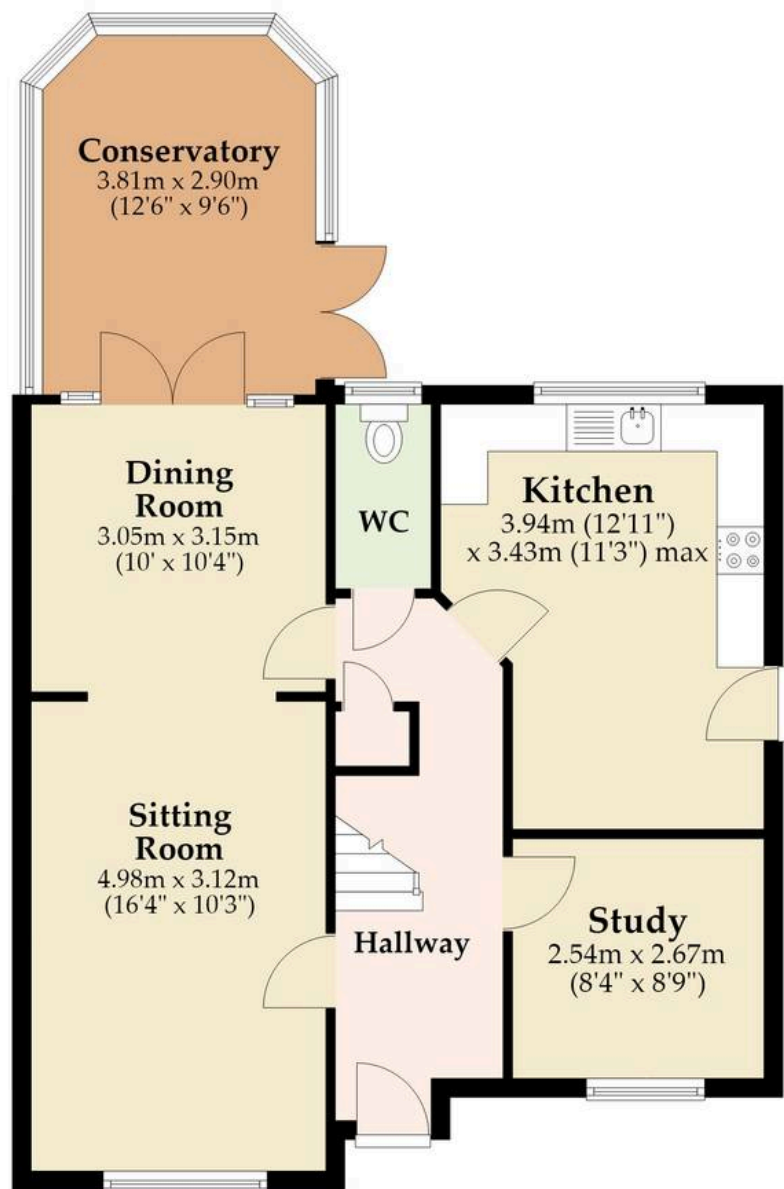
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

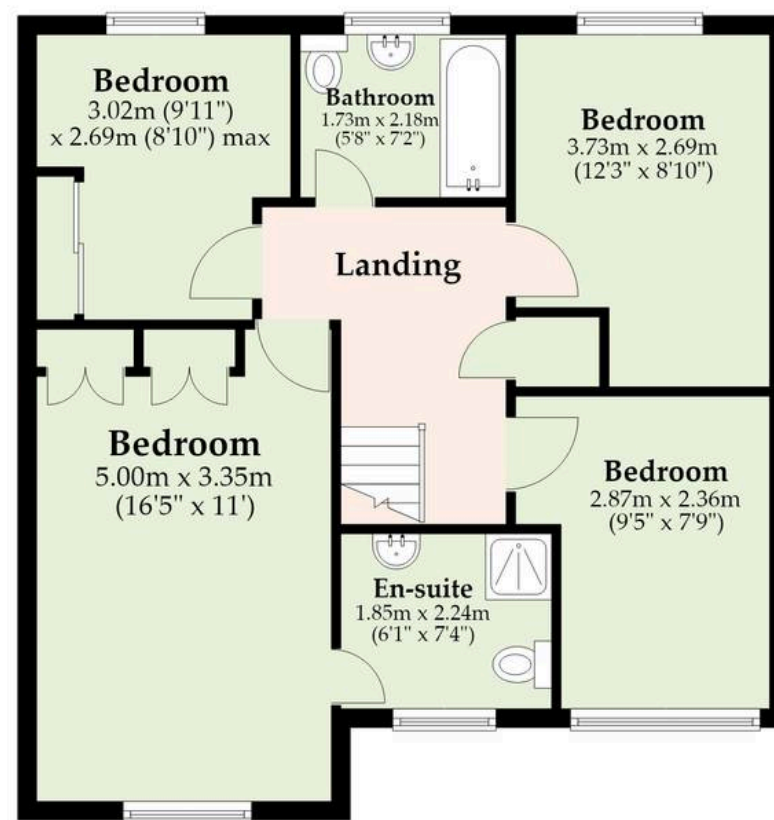
Ground Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.6 sq. feet)



Total area: approx. 130.5 sq. metres (1404.9 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 *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

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