



Whittley Parish

18 Oaklands, Old Buckenham, Attleborough, NR17
1SA

Guide Price £300,000 - £325,000



01508 531331

www.whittleyparish.com

Property Features

- Spacious corner plot
- Rural views
- En-suite to master bedroom
- Immaculately presented
- Conservatory extension
- Mature & well stock gardens
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D

Full Description

Situation

Found in a small close consisting of similar attractive properties, the bungalow enjoys a favourable corner plot position tucked away at the end of the close and having more privacy/seclusion within. The village of Old Buckenham has proved over the years to have been a popular and sought after village offering a wealth of characterful and attractive properties predominantly most being centred around a large village green in the regions of 40 acres. The village still retains a strong and active local community helped by having a good range of having day to day amenities and facilities including public houses, primary and secondary schooling, convenience store, village hall and fine church.

Description

The property comprises of an extended and enhanced three bedroom detached bungalow having been built in the 1970s and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and having had the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally the property offers well proportioned rooms all flooded by plenty of natural light and having a good deal of versatile living space.

Externally

The property is set back at the end of the close having good off-road parking to the front upon a shingle driveway for three to four cars. The main gardens are found to the rear and are of a generous size having been thoughtfully planted over the years and now well stocked and established having a good deal of privacy/seclusion within. To the rear boundaries the gardens back on to open fields giving pleasing far reaching views.



The rooms are as follows:

ENTRANCE HALL:

6' 4" x 7' 9" (1.94m x 2.37m) Access via upvc double glazed door to front. Tiled flooring. Good space for shoes and coats. Entrance hall further stretching to 3' 10" x 18' 11" (1.18m x 5.78m). Built-in airing cupboard to side and providing access to the three bedrooms, kitchen, reception room and bathroom.

KITCHEN/BREAKFAST ROOM:

9' 8" x 12' 5" (2.95m x 3.81m)

Found to the rear aspect of the property and offering a good range of wall and floor units with marble effect roll top work surfaces over. Inset porcelain one and a half bowl sink with drainer and mixer tap. Four ring electric hob to side with oven below and extractor above.

Space/plumbing for automatic washing machine or dishwasher. French doors giving access through to the conservatory.

RECEPTION ROOM:

17' 6" x 12' 5" narrowing to 12' 0" (5.35m x 3.80m narrowing to 3.68m)

A bright and spacious double aspect room with French doors to side giving access through to the conservatory extension.

CONSERVATORY:

19' 1" x 11' 1" (5.82m x 3.40m)

Enjoying a south westerly aspect and of a generous size with wood laminate flooring and French doors giving external access to the rear gardens. A proper upvc double glazed conservatory extension upon a brick base.

BEDROOM ONE:

12' 4" x 15' 3" (3.78m x 4.66m)

With window to the front aspect being a large master bedroom with built-in storage cupboard to side and the luxury of en-suite facilities.

EN-SUITE:

8' 3" x 3' 6" (2.53m x 1.09m)

With frosted window to the front aspect comprising of a low level wc, hand wash basin and tiled shower cubicle.

BEDROOM TWO:

10' 5" x 9' 10" (3.19m x 3.02m)

With window to the rear aspect and being a double bedroom.

BEDROOM THREE:

18' 0" x 8' 7" (5.51m x 2.63m)

Found to the rear aspect of the property lending itself for a number of different uses if not required as a bedroom. Upvc door to rear giving external access, window to side and Velux above.

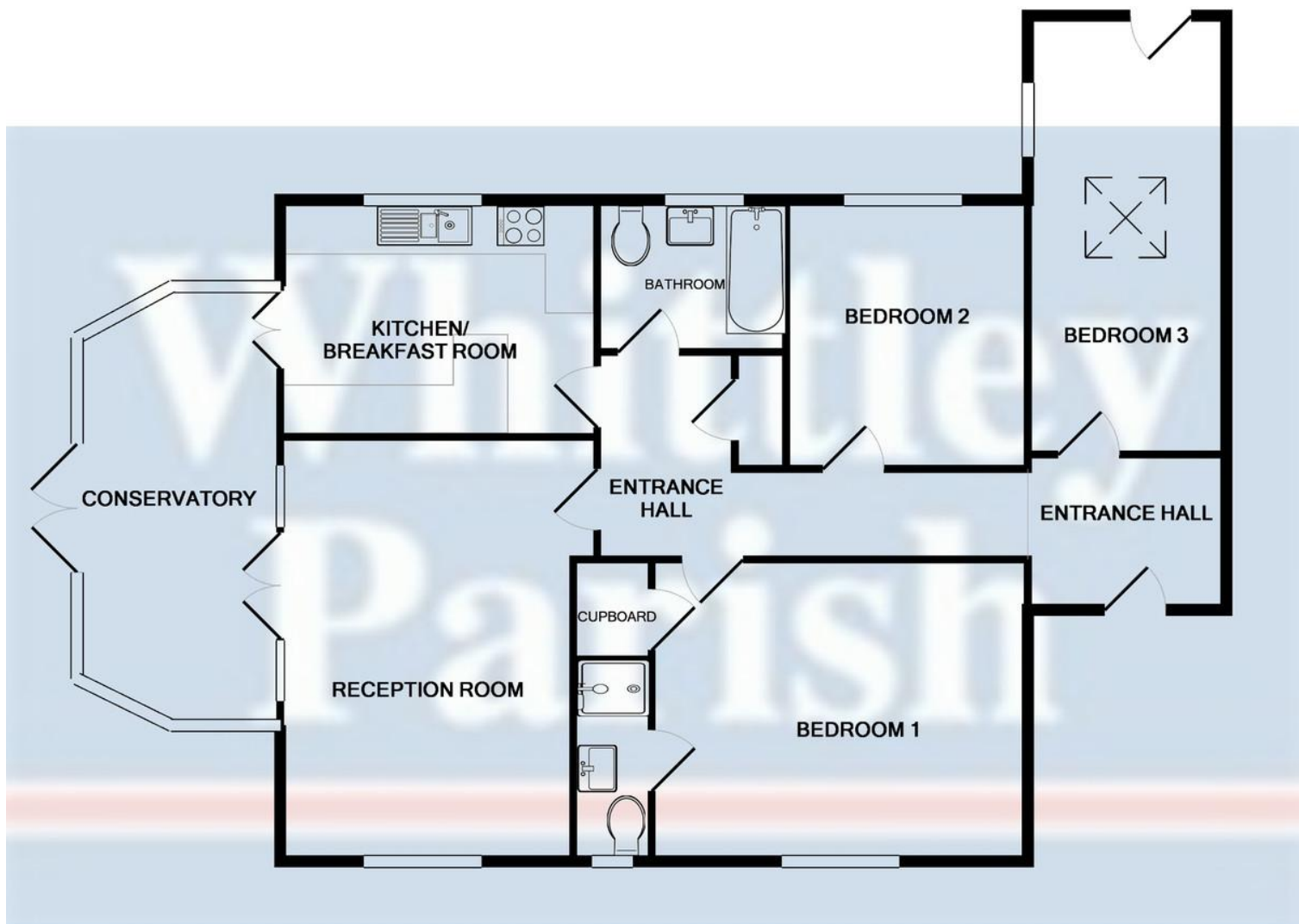
BATHROOM:

5' 6" x 7' 10" (1.70m x 2.39m)

With window to the rear aspect and having a walk-in bath, low level wc and hand wash basin.

OUR REF: L0662





TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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