



THE STORY OF

# Rosa Picadilly

*Attleborough, Norfolk*

SOWERBYS





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# Rosa Picadilly

Attleborough, Norfolk  
NR17 1BB

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Guide Price £300,000 - £325,000

Offered with No Onward Chain

Kitchen/Dining Room

Three Double Bedrooms

Three-Piece Bathroom Suite

Low Maintenance, South Facing Rear Garden

Off Road Parking for Multiple Vehicles

Close to Amenities and Town Centre

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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com







A detached bungalow, located in the desirable town of Attleborough, offers a wonderful opportunity for those seeking a comfortable, low-maintenance home in a peaceful yet well-connected location. Set in a quiet residential area, the property boasts three spacious bedrooms, making it an ideal choice for families, downsizers, or those looking for easy single-story living.

The bungalow's welcoming entrance leads into a bright and airy hallway that flows through to the generous living spaces. The large living room is the heart of the home, featuring plenty of natural light with doors leading out to the rear garden.

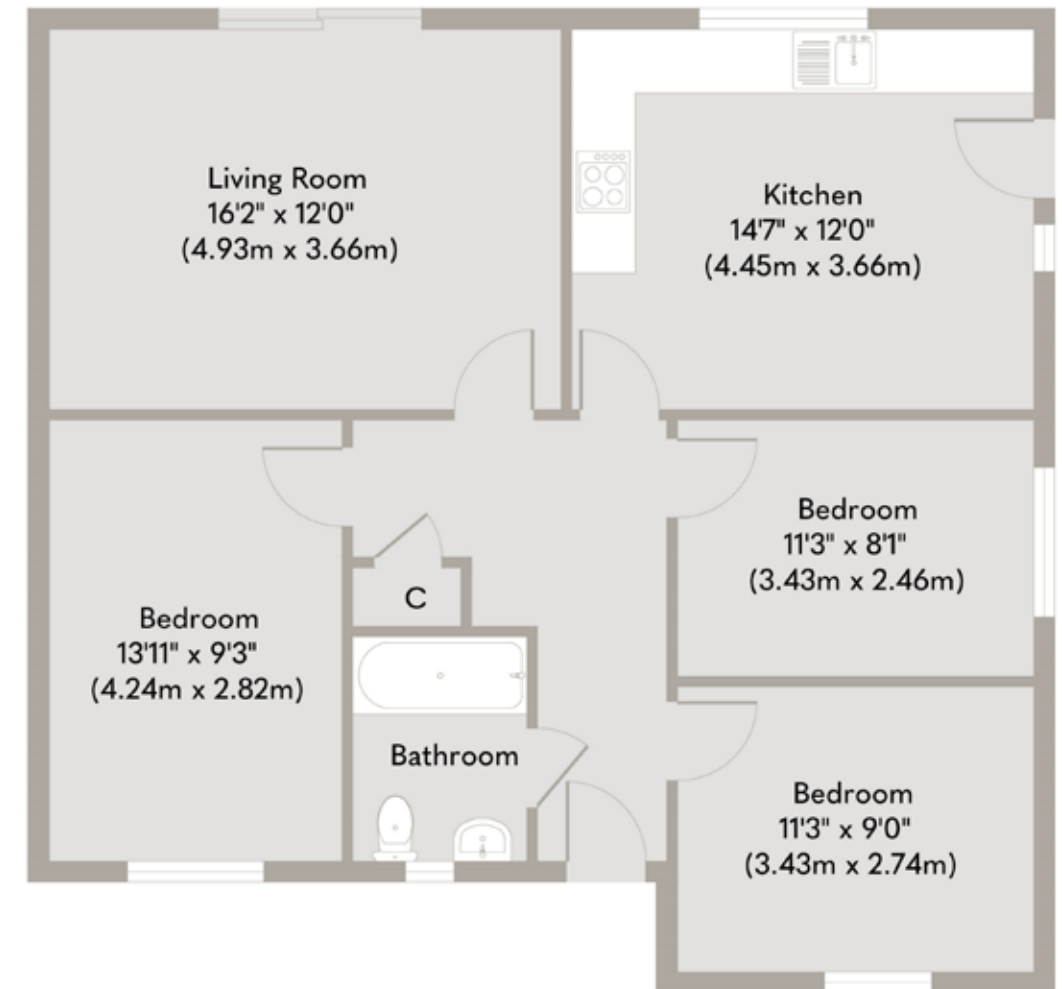
Outside, the property benefits from private, enclosed gardens both to the front and rear. The front garden offers an attractive approach to the bungalow, with a shingle driveway and low maintenance and mature shrubbery, providing a welcoming and private entrance. The rear garden is a real highlight, offering a peaceful space for outdoor living. With a mix of lawn, paved patio areas, and attractive flower beds, it is perfect for relaxing, gardening, or enjoying outdoor meals.

Situated in the heart of Attleborough, the bungalow is within easy reach of local amenities, including shops, schools, parks, and public transport links, making it a practical choice for everyday living. With its tranquil yet accessible location, off-road parking, enclosed gardens, and three well-proportioned bedrooms, this detached bungalow offers the perfect balance of comfort, convenience, and privacy.









Ground Floor  
Approximate Floor Area  
855 sq. ft  
(79.43 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 or tenant. 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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# Attleborough

Attleborough is a thriving market town in Norfolk's Breckland district, ideally situated between Norwich and Thetford, with excellent transport links, including the A11 and a railway station providing easy access to Norwich, Cambridge and London. The town offers a variety of amenities, including four schools, a town hall, a selection of shops, cafés, bars, restaurants, takeaways, and two excellent doctor's surgeries. A weekly market every Thursday, dating back to 1226, adds to its charm.

For leisure and family-friendly attractions, Banham Zoo is a short drive away, offering a fantastic day out with a diverse range of animals. Melsop Farm Park provides a hands-on farm experience, while The Jolly Junction is a popular indoor play centre for younger children. Those seeking adventure can visit Combat Paintball, which offers exciting woodland paintball experiences.

The surrounding villages add to the area's appeal. Great Ellingham, known for its annual Teddy Bear Festival, has a strong community feel. Old Buckenham features one of Britain's largest village greens and a historic windmill with the largest circumference in the UK. Little Ellingham offers a peaceful countryside setting, ideal for those who enjoy rural life.

Just six miles away, the historic market town of Wymondham provides further amenities, including a Waitrose supermarket, independent shops, and the stunning Wymondham Abbey. Wymondham also benefits from direct train services to Norwich, Cambridge, and London, making it ideal for commuters.

For additional shopping and services, the nearby town of Watton hosts a weekly market and offers schools, a library, and various independent retailers. With its blend of modern conveniences, rich history, and excellent connectivity, Attleborough is a desirable place to live.



## Note from Sowerbys



“The rear garden is a real highlight, offering a peaceful space for outdoor living.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref: 0766-2829-7292-9571-4581.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///otherwise.riverbed.earth

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

