



THE STORY OF
9 Waller Drive

Attleborough, Norfolk

SOWERBYS



THE STORY OF

9 Waller Drive

Attleborough, Norfolk
NR17 1FF

Four Bedrooms

En-Suite and Family bathroom

Double Garage

Larger than Average Rear Garden

Easy Access to A11 and Town Centre

Dual Aspect Sitting Room

Ground Floor Study/Playroom

Spacious Kitchen/Dining Area
with Integrated Appliances

Landscaped Garden with Porcelain Patio Area

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Set on a generous plot at the front of a sought-after modern development, this four-bedroom detached residence combines contemporary design with practical features, making it ideal for family life. The home boasts a larger-than-average rear garden, fully landscaped and featuring a sleek porcelain patio—perfect for outdoor entertaining or relaxing in a private, well-maintained space.

Inside, the property offers well-proportioned accommodation throughout. A dual-aspect sitting room provides a bright and welcoming setting, while a separate ground-floor study/playroom adds valuable versatility. The spacious kitchen-dining area is a true focal point of the home, complete with integrated appliances and ample space for family dining and entertaining.

Upstairs, four generous bedrooms include a principal suite with en suite shower room, complemented by a modern family bathroom.

Additional highlights include a double garage, ample driveway parking, and excellent access to both the A11 and Attleborough town centre, ensuring convenience for commuters and families alike.

This is a rare opportunity to secure a high-specification home in a desirable location—early viewing is highly recommended.



...a rare opportunity
to secure a high-
specification home in a
desirable location...





First Floor
Approximate Floor Area
685 sq. ft
(63.68 sq. m)



Garage
Approximate Floor Area
429 sq. ft
(39.87 sq. m)

Ground Floor
Approximate Floor Area
685 sq. ft
(63.68 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



“This home boasts a larger rear garden, fully landscaped and featuring a sleek porcelain patio...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0360-3418-7310-2627-1075

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: ///presuming.boss.bleak

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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