



THE STORY OF
36 Finch Road
Attleborough, Norfolk

SOWERBYS



THE STORY OF

36 Finch Road

Attleborough, Norfolk
NR17 1GL

Three Bedrooms

En-Suite, Main Bathroom and Ground Floor WC

Dual Aspect Sitting Room

Sleek Modern Kitchen and Built-In Appliances

Low Maintenance Rear Garden

Off Road Parking for Two Cars

Close to Schools and Amenities

Easy Access to All

SOWERBYS WATTON OFFICE

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Immaculate throughout, this stylish property offers spacious and flexible accommodation ideal for modern family living. Boasting three bedrooms, including a principal bedroom with en-suite, a contemporary main bathroom, and a ground floor WC, the home is thoughtfully designed for comfort and convenience.

The dual-aspect sitting room provides a bright and airy space for relaxing or entertaining, while the sleek, modern kitchen features built-in appliances and clean, contemporary finishes—perfect for both everyday living and hosting guests.

Externally, the property benefits from a low-maintenance rear garden offering a private, easy-care outdoor space. Off-road parking for two vehicles adds further practicality, and the home still benefits from the remaining NHBC warranty, offering peace of mind for years to come.

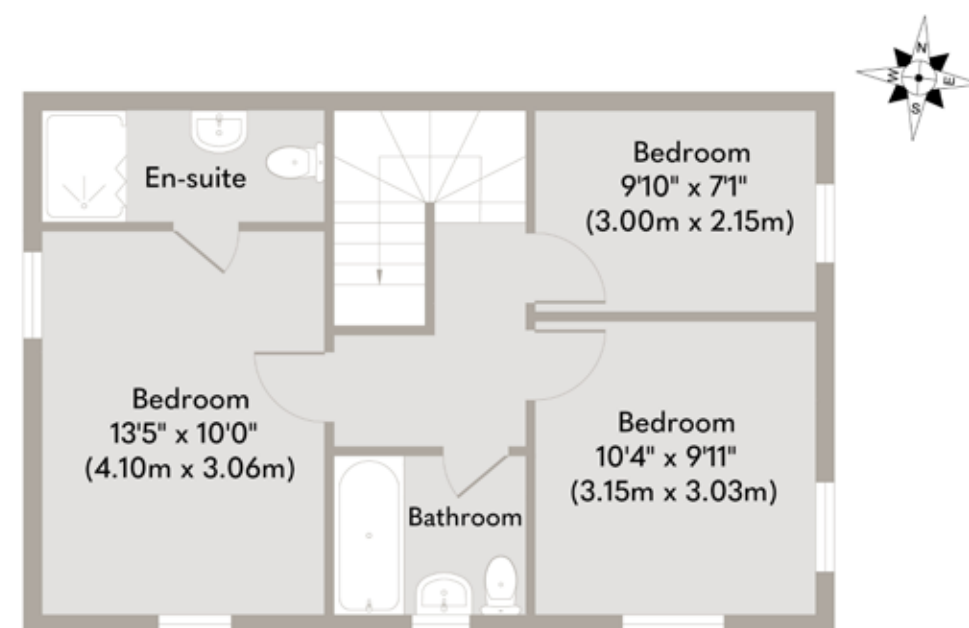
Ideally located with excellent access to the A11, well-regarded schools, and a range of local amenities, this home presents a superb opportunity for families, professionals, or those seeking a turnkey home in a convenient and well-connected location.

Early viewing is highly recommended to fully appreciate the quality and setting of this exceptional property.

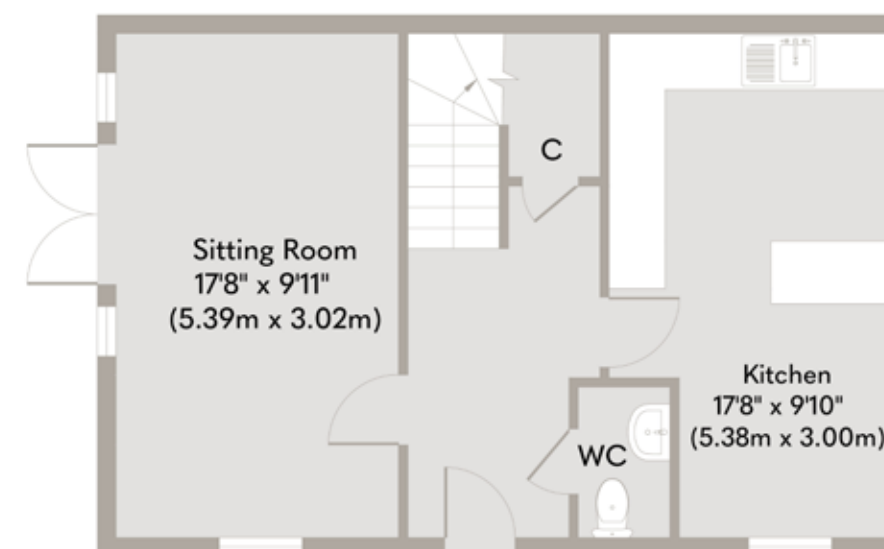


...this stylish property offers spacious and flexible accommodation ideal for modern family living.





First Floor
Approximate Floor Area
480 sq. ft
(44.57 sq. m)



Ground Floor
Approximate Floor Area
480 sq. ft
(44.57 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 dual-aspect sitting room provides a bright and airy space...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9255-3875-7198-9791-2675

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: ///lavished.tonsils.sardine

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

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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