



THE STORY OF

16 Wellington Road

Attleborough, Norfolk

SOWERBYS



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16 Wellington Road

Attleborough, Norfolk
NR17 1GQ

Chain Free with Remaining NHBC Warranty

Sixteen Solar Panels with Battery Storage

EV Charging Point for Sustainable Living

Contemporary Kitchen with Premium Appliances

Open Plan Dining Space with Garden Outlook

Secluded, Landscaped Garden Offering Privacy

Bright, Inviting Lounge to Front Aspect

Three Well-Proportioned Bedrooms
Including Principal En-Suite

Sleek Family Bathroom and Ground Floor WC

Detached Garage and Private Driveway Parking

SOWERBYS WATTON OFFICE

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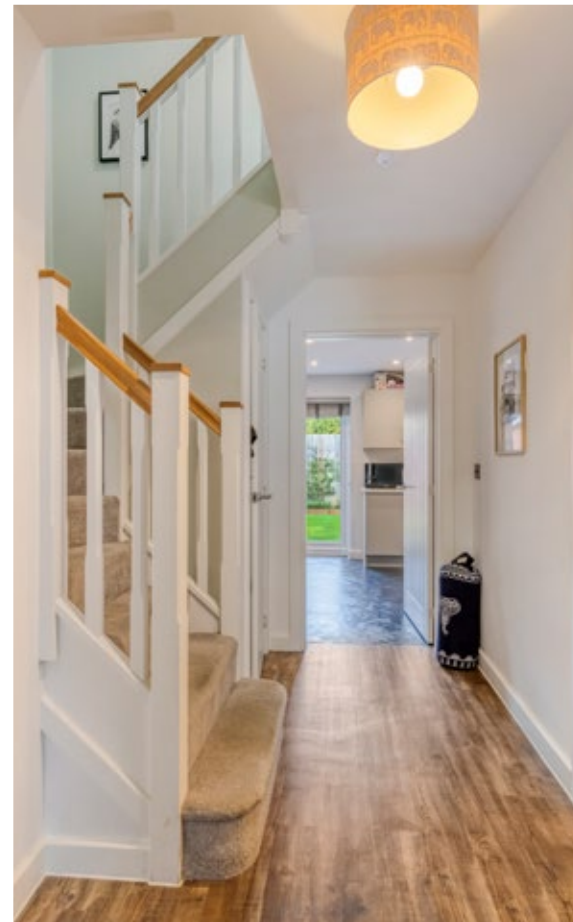
This contemporary three-bedroom home offers a compelling blend of style, comfort, and forward-thinking design. Positioned within a well-regarded modern development, the property enjoys excellent access to both the A11 and the amenities of Attleborough town centre, making it an ideal base for modern life. Offered to the market with no onward chain, it presents a turn-key opportunity for those seeking an energy-efficient home with contemporary finishes throughout.

Internally, the accommodation has been thoughtfully arranged to support everyday living. A bright and spacious kitchen-diner forms the heart of the home, opening directly onto a landscaped rear garden that benefits from both privacy and seclusion, an ideal setting for outdoor dining or peaceful relaxation. A separate sitting room to the front adds flexibility, while a ground floor WC completes the layout.

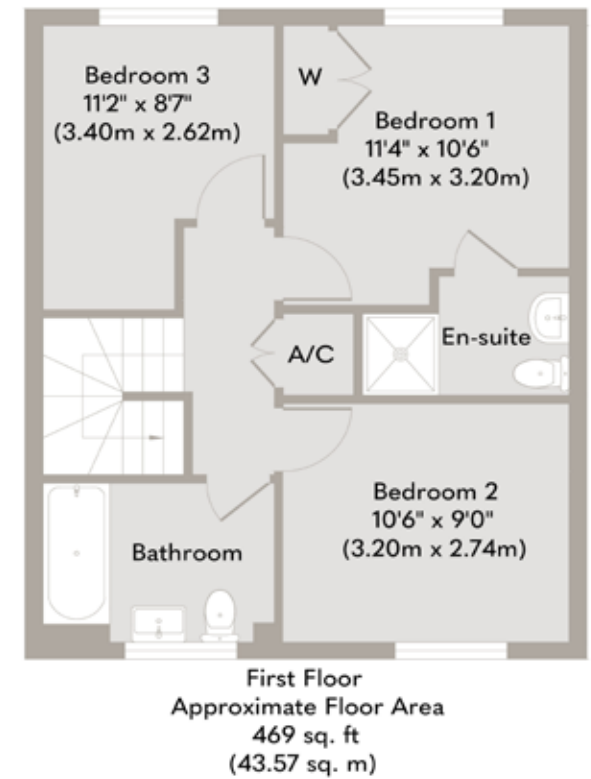
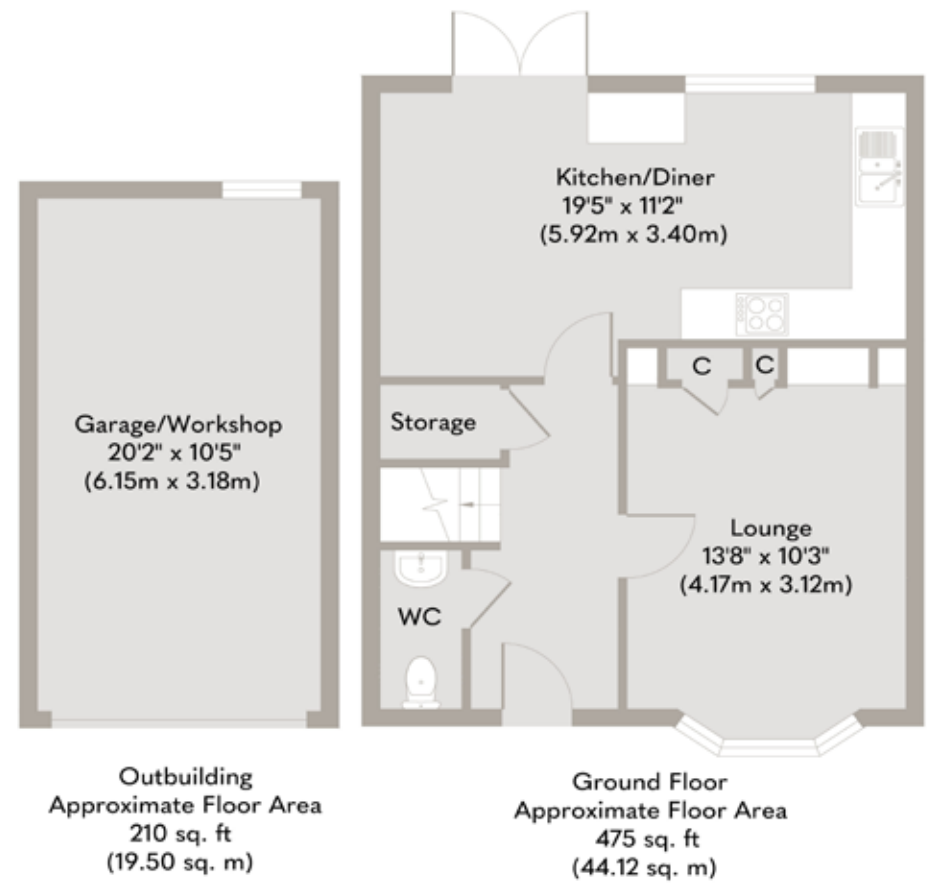
Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or guests. The principal bedroom features fitted wardrobe space and a modern en-suite, while the family bathroom serves the remaining two rooms.

This property has been upgraded with sustainability in mind, including 16 solar panels with battery storage and an EV charging point—features that enhance its environmental credentials and significantly reduce running costs. Further practical benefits include upgraded kitchen appliances, a single garage, and additional off-road parking.

With the balance of its NHBC warranty remaining, this home combines peace of mind with the convenience of modern living, offering a smart, energy-conscious choice for those looking to make their next move in Attleborough.







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



“Beautifully finished and thoughtfully efficient, a home made for today, and tomorrow.”



SERVICES CONNECTED

Mains water, drainage, electricity and gas.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0550-3900-3300-4560-1204

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: ///fracture.wished.denim

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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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