

3 Phoenix Way
Attleborough
NR17 1FD



3 Phoenix Way

Guide Price £625,000

The stunning executive home...

Welcome to 3 Phoenix Way, a truly one-of-a-kind executive detached family home located on the edge of Attleborough. Situated at the end of a private road consisting of just three houses, this modern luxury residence offers over 240 m² of living space and boasts a host of impressive features.

As you step into the impressive entrance hall, you are immediately greeted by an Ash & glass staircase and large format porcelain that sets the tone for the exceptional interior design throughout the property. The main focal point of the home is the modern open-plan kitchen/dining/family room, complete with triple sliding aluminium doors that seamlessly connect the indoor and outdoor spaces. Along with a range of wall and base units with white quartz stone worktops, an integrated dishwasher and bins, space for a large range cooker and an American-style fridge/freezer. The generous central island provides ample seating for six people, making it the perfect space for entertaining guests. The well-equipped kitchen is complemented by solid oak engineered wood flooring, adding a touch of nature to the contemporary design. There's also a matching and well-appointed utility room with a sink, space for laundry appliances, plenty of cupboard storage and a courtesy door into the double garage. The family area also features a stunning wood burner, adding a touch of elegance and warmth. Adjacent to the kitchen, you will find a study with a thoughtfully designed built-in unit, offering a quiet and productive space for work or study. Double oak doors open into the triple-aspect lounge which is flooded with natural light, creating a bright and inviting atmosphere, with the added benefit of sliding doors out to the patio. Moving to the first floor, the galleried landing leads you to three double bedrooms. The master suite is truly impressive, with triple sliding doors that open onto the balcony, where you can relax under the canopy and enjoy the enchanting outside lighting. The master suite also boasts a luxurious open-plan four-piece bathroom suite with an avocado-shaped bath and walk-in shower enclosure, as well as a walk-in dressing room. Additionally, there are two more double bedrooms, each with its own en-suite shower room and wardrobe space.

Outside, the property is accessed through newly installed electric gates, leading to a private driveway with ample parking for several cars, to the double garage with an electric roller door, and an EV charging point. The walled landscaped gardens at the front of the property are beautifully planted with various shrubs and trees, creating a serene and tranquil ambience. The patio area is perfect for outdoor entertaining, and for added security, CCTV and a burglar alarm system are installed.

Overall, 3 Phoenix Way offers a unique and highly desirable family home, boasting a stunning interior design finish that is sure to impress. Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a viewing and experience the epitome of modern luxury living.

Agents notes...
Council Tax Band F

Local Authority
Breckland

Council Tax Band F

EPC Rating C



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TOTAL FLOOR AREA: 2590 sq.ft. (240.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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