

14 Hillsend Lane  
Attleborough  
NR17 1BG



**ATTIK**  
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# 14 Hillsend Lane

## £525,000

### The beautifully finished 4/5 bedroom new build...

Nestled down a quiet cul-de-sac on the outskirts of Attleborough, this stunning four-bedroom detached new build offers an ideal family home. With ample parking on the gravel driveway accommodating up to four or five vehicles, access to the property is via an elegant brick weave ramp leading to the front door.

Upon entering, you are welcomed into a bright and airy hallway featuring underfloor heating throughout the ground floor, providing comfort and modern convenience. Each room boasts individual thermostats, all powered by an efficient air-source heat pump. The interior is styled with contemporary wooden doors accented by sleek black hardware, and chrome light switches and sockets add a touch of sophistication.

To the left of the hallway, you'll find a spacious living room complete with a front-facing window, ensuring plenty of natural light. Through the double doors, the heart of the home awaits: a generous kitchen, dining and living area. The kitchen features a stylish grey-green finish complemented by white worktops, and is equipped with integrated appliances such as a fridge, freezer, double oven, hob and dishwasher, as well as a dedicated bins drawer. The wrap-around worktop provides a perfect breakfast bar space, while the adjacent sitting area enjoys expansive bi-fold doors leading to the rear garden, enhancing the flow between indoor and outdoor living. A beautiful dining area sits centrally beneath an elegant feature light, and an adjoining door leads to the garage, which includes a side door to the garden. The garage is fitted with cabinets and a worktop to accommodate a utility space with space for a washing machine and tumble dryer. Back in the entrance hall, you will find a convenient storage cupboard and a well-appointed downstairs toilet. At the front of the property, you will find the study/bedroom 5, but could easily serve as a playroom, offering versatility to suit your needs.

Moving upstairs, all four bedrooms are generously sized doubles. Bedroom 2 and 3 overlook the rear garden, with bedroom 2 benefiting from fitted wardrobes. The family bathroom is elegantly designed with a bath and a shower overhead, a heated towel rail and a stylish vanity sink unit, finished with cream herringbone-patterned tiles. Bedroom 4, the smallest of the four, still offers ample space with a window to the front. Finally, the master bedroom boasts a delightful view over the front and features an ensuite bathroom with brass fittings, a chic green vanity unit and cream tiled finishes for a refined touch.

The rear garden is extremely private, surrounded by modern fencing. It offers a generous patio area, perfect for outdoor entertaining and a well-maintained lawn, with access around both sides of the property. Hillsend Lane is a remarkable family home, offering modern living in a lovely location.

### Agents notes...

A pre-recorded walkaround tour is available for this property  
Council Tax Band D / Awaiting EPC

Local Authority  
Breckland

Council Tax Band D

EPC Rating



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