

12 Hillsend Lane  
Attleborough  
NR17 1BG



**ATTIK**  
CITY | COUNTRY | COAST

# 12 Hillsend Lane

## Price Guide £550,000

### The spacious 4/5 bed new-build home...

Nestled down a quiet cul-de-sac in Attleborough, Hillsend Lane offers a stunning four-bedroom detached residence that is nearing completion. Potential buyers will appreciate the opportunity to personalise certain fixtures, with selections available subject to deposit arrangements and timings.

Upon entering the property, you are welcomed into a spacious hallway that leads to a well-appointed lounge. This inviting space features elegant double doors that flow into the open-plan kitchen/dining/living area, designed for both functionality and spaciousness. The expansive living/dining area is complemented by bi-fold doors that open onto a generous rear garden, creating an ideal setting for alfresco dining and entertaining. The kitchen, which is currently in the process of being ordered, promises to be a modern culinary haven fitted with a range of integrated appliances. Additionally, a side door provides access to the garage, which boasts a convenient rear door and an electric roller door for ease of entry. The property features a downstairs wc with hand basin and a versatile study/bedroom 5 or a playroom, perfect for various family needs. The under-stairs cupboard houses the manifold for underfloor heating.

Venturing upstairs, you will discover four spacious bedrooms. Bedroom's 2 and 3 overlook the rear garden with bedroom 2 fitted with wardrobes. The main family bathroom will showcase a modern three-piece suite including bath with shower over, vanity unit, toilet and a heated towel rail finished with contemporary herringbone wall tiles. The master bedroom is a true retreat, featuring an en-suite bathroom complete with a stylish double shower, hand basin unit and toilet, all finished in tasteful neutral tones that enhance the sense of space and light.

Outside the generous rear garden is yet to be landscaped but boats great potential with plans for a substantial patio area. This property at Hillsend Lane is an exceptional opportunity for those seeking a new home in a desirable area.

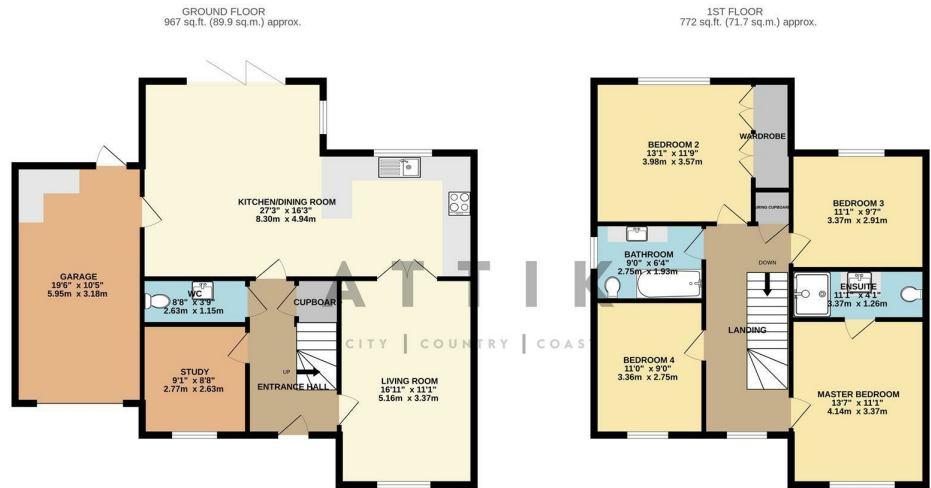
### Agents notes...

A pre-recorded walkaround tour is available for this property / Please note interior photos are of plot 14, plot 12 expected to be finished to the same standard.  
Council Tax Band D / Awaiting EPC

Local Authority  
Breckland

Council Tax Band D

EPC Rating



TOTAL FLOOR AREA: 1739 sq.ft. (161.6 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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