

Primrose  
Cottage West Carr  
Road  
Attleborough



# Primrose Cottage West Carr Road

## Offers Over £650,000

### The new build bungalow in a peaceful setting...

Nestled along the peaceful West Carr Road in Attleborough, Primrose Cottage is an exquisite four-bedroom detached bungalow that embodies contemporary living combined with charming design. Upon arrival, residents are greeted by a spacious driveway offering ample parking for around six vehicles, alongside a convenient garage with a roller door. The property is set back on a private road, providing an element of tranquil seclusion.

Upon entry, a bright and expansive hallway welcomes you, leading to various areas of this beautifully appointed home. To the right lies a convenient WC cloakroom, enhancing practicality. A stunning lounge characterised by a soaring vaulted ceiling and an inviting modern wood burner, perfect for cosy evenings. Large windows frame picturesque views of the surrounding fields, while underfloor heating and the air source heat pump ensure comfort throughout.

Transitioning through the hallway, you enter the impressive kitchen, dining and family area. The kitchen is a culinary enthusiast's dream, boasting a free-standing range cooker, integrated fridge freezer and dishwasher. Featuring elegant white worktops and a Butler sink, it also includes an island with a breakfast bar, complemented by stylish grey shaker units and feature lighting. The space is further enhanced by bi-fold doors that open onto a generous patio, ideal for outdoor entertaining. Adjacent to the kitchen, a utility room accommodates modern conveniences, such as an integrated tumble dryer and washing machine, with additional storage options.

The property comprises four well-appointed bedrooms, each designed to ensure comfort and tranquillity. The master bedroom is a true retreat, boasting an ensuite with walk-in shower, toilet and vanity unit, alongside generous fitted wardrobes and lovely views over the rear garden. Bedrooms 2 and 3 are both spacious and feature fitted wardrobes. Bedroom 4, although the smallest, is still a generous size overlooking the front garden. Nearby, the main family bathroom presents a sophisticated blend of functionality and style, featuring a free-standing bath, a traditional shower and modern fixtures.

One of the standout features of Primrose Cottage is the generous rear garden, providing a private sanctuary for relaxation. This idyllic space is perfect for enjoying outdoor gatherings, children's play or simply unwinding among nature's beauty. Primrose Cottage is truly a remarkable property, offering spacious living in a tranquil setting.

### Agents notes...

A pre-recorded walk around tour is available for this property

Local Authority  
Breckland

Council Tax Band New Build

EPC Rating B



GROUND FLOOR  
1750 sq.ft. (162.6 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, rooms, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over the years.  
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