

16 Wellington Road  
Attleborough  
NR17 1GQ



**ATTIK**  
CITY | COUNTRY | COAST

# 16 Wellington Road

## Offers Over £350,000

### The energy efficient three bedroom family home...

Welcome to 16 Wellington Road, Attleborough, an exceptionally energy-efficient and immaculately presented modern home tucked away in a peaceful through road just moments from excellent transport links and local amenities.

Set in a quiet and desirable residential close, this superb detached home boasts impressive eco credentials, stylish interiors, and generous living space both inside and out. Located in the thriving market town of Attleborough, residents enjoy easy access to the A11, direct rail links to Norwich and Cambridge, and a wealth of local shops, schools, and green spaces.

To the front, the property benefits from a spacious brick weave driveway offering parking for multiple vehicles, an oversized garage with electric roller door, and an EV charging point. A standout feature is the array of 16 solar panels with battery storage, significantly reducing energy costs and contributing to the home's outstanding efficiency.

Inside, the welcoming entrance hall offers a sense of space with its wide proportions and leads to a convenient ground floor cloakroom/WC finished with smart microcement flooring. The living room is bathed in natural light from the front-facing bay window and provides a cosy yet spacious setting with fitted cabinetry and mood lighting.

The heart of the home lies in the beautifully appointed kitchen diner, perfect for entertaining, with seating for eight, contemporary grey cabinetry, integrated appliances, and premium touches, including a Quooker boiling water tap, under-cabinet lighting, and push-to-open electronic features. French doors lead directly to the private rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom features fitted wardrobes and a sleek ensuite shower room with high-spec finishes. The second bedroom is a generous double, while the third bedroom, currently used as a home office, offers ample space for guests or growing families. A stylish family bathroom completes the first floor, mirroring the quality seen throughout.

Externally, the south-west facing rear garden is a true retreat—private, enclosed, and thoughtfully landscaped with a sealed limestone patio, low-maintenance raised borders, and plenty of lawn space. A tucked-away area behind the garage offers further flexibility for family activities or additional storage.

Energy-efficient, modern, and move-in ready, 16 Wellington Road offers the perfect blend of town convenience and peaceful living, all with the benefits of future-proofed sustainability.

### Agents notes...

Local Authority  
Breckland

Council Tax Band C

EPC Rating B



Contact

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GROUND FLOOR  
688 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, eaves and any other details are approximate and no responsibility is taken for any error, misstatement or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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