

16 Cygnet Close  
Attleborough  
NR17 2RP



**ATTIK**  
CITY | COUNTRY | COAST

16 Cygnet Close  
Guide Price £375,000

## The 6 bed, 4 bath, 3 storey home...

Set within a tranquil, family-friendly cul-de-sac, this substantial six-bedroom detached residence offers exceptional space, privacy and flexibility — ideal for growing families or those working from home. Tucked away in a select enclave of just six similar properties, 16 Cygnet Close enjoys a quiet yet highly convenient location, within easy reach of Attleborough town centre, schools, and major road links.

Spread across three storeys, the home offers versatile accommodation throughout. The ground floor comprises a welcoming entrance hall with guest WC, a generous kitchen/breakfast room with classic shaker-style cabinetry and ample space for dining, plus a separate dining room/study overlooking the front. The kitchen also boasts a Rangemaster cooker with a five-ring gas hob, and space for all appliances.

At the rear, double doors lead out to a private, established garden — not overlooked and perfect for summer entertaining. Features include a patio, decking area, lawn, and even a pizza oven. The tandem garage (double in length) provides plenty of storage or potential for additional parking.

The first floor hosts several flexible-use rooms, including bedrooms with built-in wardrobes, a main shower room, and two en-suite bathrooms. A versatile playroom/study/bedroom rounds out this floor, with each room offering natural light and generous proportions.

On the top floor, you'll find the two largest bedrooms, including a spacious principal suite with triple wardrobes, Velux windows and a sense of elevated privacy — ideal for older children, guests or a home office suite.

Attleborough is a thriving Norfolk market town with a strong sense of community, excellent schooling options, supermarkets, cafes, and local shops. The property is within walking distance to both the junior and high schools, and just 5-10 minutes from the town centre. Attleborough also benefits from a mainline rail station and easy access to the A11, making commuting to Norwich, Cambridge, and beyond a breeze.

The surrounding area offers beautiful Norfolk countryside, with Thetford Forest nearby for outdoor adventures, Snetterton Race Circuit, and a strong local events scene year-round.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
Breckland

Council Tax Band E

EPC Rating C



## Contact

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