



**Newlands London Road, Plot 69, The Sandringham  
Attleborough NR17 1FZ**

**welcome to**

**Newlands London Road, Plot 69, The Sandringham Attleborough**

The Sandringham - This high specification BRAND NEW home is the LAST PLOT AVAILABLE on the popular Newlands development! Impressively proportioned and boasting an array of premium features, viewing is highly recommended \*\*\*READY TO MOVE IN TO - CONTACT US TODAY FOR AN EXCLUSIVE VIEWING\*\*\*



## Newlands

William H Brown are delighted to present Newlands, a fine collection of 2, 3 & 4 bedroom homes in the well served and popular town of Attleborough.

Conveniently located with easy access along the A11 to Norwich and ideally placed for those who regularly commute to work with Cambridge just an hour away by train.

Built to executive specifications by Orbit Homes, the properties all benefit from a 10 year NHBC warranty, gas fired central heating, PVCu windows, and rear gardens with turf and patio with landscaped front gardens.

Orbit Homes was established in 1967 with the aim to provide good quality, affordable, safe and sustainable homes to all, investing in a range of products to support communities, families and individuals.

## Local Amenities

Attleborough has many independent shops on its high street, a choice of supermarkets, doctors, pharmacy, leisure centre and plenty of community facilities, including a sports hall and tennis courts.

### Families

For those with children there are a number of primary schools in Attleborough including Rosecroft Primary School and Attleborough Primary School.

There are two secondary schools including Old Buckenham High School and Attleborough Academy Norfolk both around 5 miles away.

There are also plenty of family leisure activities in the area with Banham Zoo just 7 miles away and the Bressingham Steam experience, which contains both transport attractions and a children's farm.



## Local Area

Attleborough also hosts many attractive pubs, restaurants, cafes and local-run shops along its bustling high street, while the weekly local market has been a highlight of the area for hundreds of years.

Outdoor types will be keen to make full use of the vibrant surroundings of Thetford Forest, which offers everything from relaxing walking and cycling routes to high wire and Segway courses, while motor sports fans can visit Snetterton, which hosts a circuit for bikes, cars and GT racing.

## Living Room

18' x 10' 10" ( 5.49m x 3.30m )

## Kitchen/ Breakfast Room

13' x 14' 5" ( 3.96m x 4.39m )

## Dining Room

9' 10" x 9' 7" min ( 3.00m x 2.92m min )

## Study

8' 8" x 7' 4" ( 2.64m x 2.24m )

## Bedroom 1

12' 10" max x 12' 1" min ( 3.91m max x 3.68m min )

## Ensuite

## Bedroom 2

10' 9" x 9' 7" ( 3.28m x 2.92m )

## Ensuite

## Bedroom 3

8' 8" x 12' 8" max ( 2.64m x 3.86m max )

## Bedroom 4

9' 9" x 9' ( 2.97m x 2.74m )

## Outside

Landscaped front garden, enclosed rear garden, parking for 2 vehicles & long garage.

## Specifications

### Kitchen

- o Contemporary fitted kitchen with a range of wall and base units
- o Bosch stainless steel double oven
- o Bosch stainless steel hob

- o Bosch stainless steel extractor canopy
- o Stainless steel splashback behind hob
- o Stainless steel 1½ bowl sink with chrome mixer tap
- o Plumbing for washing machine
- o Integrated Bosch dishwasher
- o Integrated Bosch fridge/freezer

### Bathroom, cloakroom and en suite

- o Roca contemporary white sanitaryware
- o Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath
- o Thermostatically controlled shower to en suite, glass shower cubicle with full-height tiling (Upwell, Welney, Cardington, Ashley, Langford, Sandhurst, Stevington, Sandringham only)
- o Chrome ladder radiator
- o Porcelenosa wall tiles\*
- o Tiled splashback to wash hand basin

### Plumbing

- o Gas-fired central heating with system boiler (Langford, Sandhurst, Stevington, Sandringham only)
- o Thermostatically controlled radiators

### Windows and doors

- o PVCu double glazed lockable windows
- o Secured by Design front door with multi-point locking, deadbolt and chrome furniture

### Internal

- o Walls in matt white emulsion
- o Ceilings in matt white emulsion
- o Woodwork in white satin
- o Doors in white satin
- o Built-in wardrobe to bedroom one
- o Oak handrail to staircase

### Electrical

- o TV points to living room
- o Telephone points to living room
- o Downlighters to kitchen area, bathroom, en suite and cloakroom
- o Mains-wired smoke detector and alarm
- o Carbon monoxide detector and alarm
- o PIR outside light to front



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)

welcome to

## Newlands London Road, Plot 69, The Sandringham Attleborough

- READY TO MOVE IN TO NOW!
- Large Single Garage and additional off-road parking
- Separate Ground Floor Dining Room, Study and Living Area
- Fully integrated modern Kitchen / Breakfast Room
- Two ensuite Bedrooms, generous Family Bathroom & Ground Floor WC

Tenure: Freehold EPC Rating: Exempt

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB108849 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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