



The Gables Norwich Road, Attleborough NR17 2JX

welcome to

The Gables Norwich Road, Attleborough

Plot 62 The Panford - A brand new three bedroom semi-detached house designed for modern living. Complete with dedicated off-road parking, underfloor heating, fully integrated modern kitchen and an impressive open plan ground floor layout. Contact us today to enquire!



The Accommodation
Entrance Hall
Downstairs Cloakroom
Living/Dining Room

17' 8" x 17' (5.38m x 5.18m)

Kitchen

8' 2" x 10' (2.49m x 3.05m)

First Floor Landing

Principle Bedroom

17' 8" x 10' (5.38m x 3.05m)

Ensuite

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

Bedroom Three

7' 2" x 8' 10" (2.18m x 2.69m)

Family Bathroom

Specifications

Kitchen:

- o Matt finish shaker-style kitchen units with soft close to doors and drawers
 - o Slimline laminate worktop with matching upstand and splashback behind hob
 - o Ceramic hob
 - o Integrated single oven
 - o Integrated microwave
 - o Integrated fridge/freezer
 - o Integrated dishwasher
 - o Integrated cooker hood
 - o Stainless steel sink with contemporary brushed steel mixer tap
 - o LED feature lighting to wall units
 - o Integrated washer/dryer
- (Kitchen designs and layouts vary; please speak to our Sales Executives for further information)

En-Suite:

- o Low profile shower tray with glass shower door
- o Framed feature mirror to match vanity top (where layout allows)
- o Large format wall tiles
- o Heated chrome towel rail

Bathroom:

- o Bath with shower over and glass screen

- o Framed feature mirror (where layout allows)
- o Bath panel to match vanity top
- o Large format wall tiles
- o Heated chrome towel rail

Decorative Finishes:

- o White painted single panel moulded internal doors with contemporary dual finish ironmongery
- o Square cut skirting and architrave
- o Walls painted in white emulsion
- o Smooth ceilings in white emulsion

Doors And Windows:

- o Composite front door with multi-point locking system
- o High efficiency double glazed uPVC windows, with matching patio doors
- o Up and over garage door, colour to match front door where applicable

Heating And Water:

- o Underfloor heating to ground floor, radiators to upper floor
- o Heated chrome towel rails to bathroom and en-suite
- o Air source heat pump
- o Hot water storage tank

Electrical:

- o Downlights to entrance hall, kitchen, open plan kitchen/dining/living area, bathroom, en-suite and WC
- o Pendant fittings to separate living room, dining/living room, landing and all bedrooms
- o LED feature lighting to wall units in kitchen
- o Shaver sockets to bathroom and en-suite
- o TV, BT and data points to selected locations
- o BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- o Pre-wired for customer's own SkyQ connection
- o External lighting to front of property
- o Light and power to garage where applicable
- o Hard-wired smoke and heat detectors

- o Spur for customer's own installation of security alarm panel
- o Provision for future electric car charger

External Finishes:

- o Landscaping to front garden
- o Turf to rear garden
- o Paved patio
- o External tap

Construction:

- o Traditionally constructed brick and block outer walls, cavity filled with insulation
- o Concrete floor to ground floors with timber to upper floors
- o Exterior treatments are a combination of red, buff and brown facing bricks, with wood effect cladding to selected properties, and grey, red or black roof tiles
- o uPVC rain-water goods

Warranty:

- o 10 year NHBC warranty

The following items are not included in the purchase price and are available to purchase as optional extras dependent on build status at the time of reservation.

- o Amtico flooring to ground floor, bathroom and en-suite*
- o Carpet to stairs and upper floor/s
- o Built-in wardrobe to principal bedroom
- o Electric vehicle charger
- o External light to rear of property*

Costs for these items are available on request from Sales Executives. Speak to a Sales Executive for specific specification details on each plot.

Each home is gas-free, fitted out with energy efficient appliances, modern glazing, air-source heat pumps and underfloor heating to maintain environmentally friendly. Plus, for added peace of



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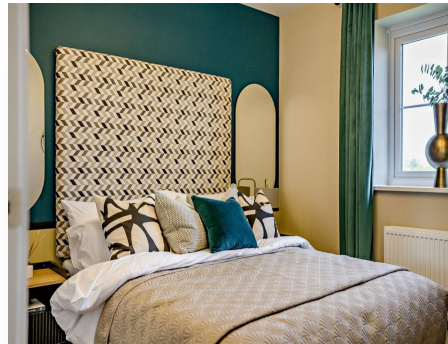
welcome to

The Gables Norwich Road, Attleborough

- BRAND NEW Three bedroom semi-detached house
- Allocated off-road parking for two cars
- Modern Kitchen with Fully Integrated Appliances, including Dishwasher, Washer/Dryer & Microwave Oven
- Principal bedroom with elegant en-suite
- Underfloor heating to ground floor, radiators to upper floor

Tenure: Freehold EPC Rating: Exempt

£289,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB109995 - 0007

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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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