



The Gables Norwich Road, Attleborough, NR17 2JX

welcome to

The Gables Norwich Road, Attleborough

Plot 66 The Panford - An attractive three bedroom detached house with an impressive open plan ground floor layout. Complete with driveway, underfloor heating, energy efficient air-source heat pump and fully integrated modern kitchen. Contact us today to enquire!



The Accommodation**Entrance Door To:****Entrance Hall****Downstairs Cloakroom****Dining/Living**

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

Kitchen

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

First Floor Landing**Principal Bedroom**

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

Principal En-Suite**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.



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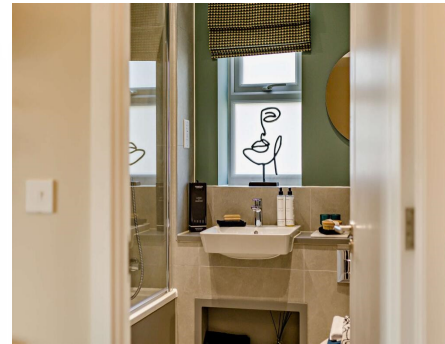
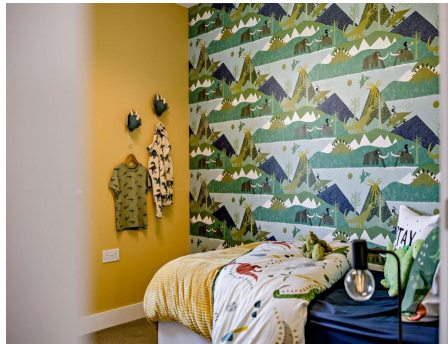
welcome to

The Gables Norwich Road, Attleborough

- BRAND NEW Three bedroom detached house
- Block paved driveway
- 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

£309,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB110011 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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