



White House Park Buckenham Road, Attleborough NR17 1NB

welcome to

White House Park Buckenham Road, Attleborough

Plot 24 The Birch is a popular style of 3-bedroom semi-detached home, offering plenty of off road parking, a master en-suite, cloakroom, spacious family bathroom, modern kitchen/diner with integrated appliances. READY TO MOVE INTO.



Specifications

- Gas central heating
- Vertical five panel internal doors
- Chrome finish door furniture
- UPVC double glazed windows
- Lemongrass fitted kitchen
- Integrated kitchen including high level oven
- Cooker hood
- Fridge/Freezer
- Dishwasher
- Washing machine
- Vinyl flooring to kitchen
- Wall tiling to bathroom and ensuite
- Roca Sanitaryware
- Chrome Heated Towel Rails to bathroom and ensuite
- Inset ceiling lights to kitchen, bathroom and ensuite
- NHBC Cover

Location

Attleborough is a historic market town in the heart of the Norfolk countryside, between Thetford and Norwich, just off the A11.

Attleborough offers local amenities including independent stores and supermarkets for daily shopping. There is a weekly market, an attractive selection of pubs and restaurants, alongside community sports facilities which include a leisure centre and fitness gym. Further afield, the vast surroundings of Thetford Forest offers everything from multiple walking and cycling routes, to tree-top rope courses and Segway trails.

The town is ideally situated for regular commuting with easy access into Norwich by train, taking around 20 minutes from Attleborough station. Trains to Cambridge are also readily available taking about an hour. Attleborough has a good range of primary and secondary schools situated within the town itself, while Wymondham College is located just a few miles away.

Accommodation:

Living Room

15' 11" x 12' (4.85m x 3.66m)

Kitchen / Dining

18' 10" min x 9' 1" min (5.74m min x 2.77m min)

Bedroom One

11' 2" min x 9' 6" min (3.40m min x 2.90m min)

En-Suite

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Bedroom Three

11' 11" x 6' 6" (3.63m x 1.98m)

Note

Disclaimer -Photos taken may be from an alternative home on the development but will be indicative to the house type.

Floorplan Note: Side windows to plots 73 & 128 only. Some plots are handed versions and exact plot layouts may vary.

Distance By Road

Train Station - under 1 mile

A11 - 1 mile

Wymondham - 8 miles

Thetford - 15 miles

Norwich City Centre - 16 miles

Cambridge - 50 miles

London - 102 miles

Estate Charges

Estate Charges for this development are £212.73 per annum.

Agents Note:

Please note that some of the photos may be from a different plot on the development.



view this property online williamhbrown.co.uk/Property/ATB110053



welcome to

White House Park Buckenham Road, Attleborough

- INCENTIVES AVAILABLE
- 3 bedroom semi-detached house with en-suite & cloakroom
- Fitted Kitchen with Dining Area
- Modern Semi-Detached House with 991 sq.ft. of Accommodation
- Ready to Move Into!
- Close to Town Amenities, Schools & Transport Links
- Plenty of Space for Off Road Parking
- 2 SHOW HOMES OPEN DAILY 10-5PM

Tenure: Freehold EPC Rating: B

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB110053



Property Ref:
ATB110053 - 0004

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.

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.



william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk