



Norwich Road | Attleborough | NR17
 Guide £695,000

abbotFox



Ground Floor 101sqm
 First Floor 97sqm
 Total 198sqm (2131sqft)
 Garage 30sqm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Land & New Homes presents this outstanding house within The Pastures, a remarkable new development neatly positioned on the edge of Besthorpe within easy reach of Wymondham and Attleborough and within catchment for Wymondham College.

This small collection of just eight sophisticated, individually designed family homes offer exceptional levels of specification throughout and each back onto Paddocks. Carefully considered architectural plans have been devised to grant fantastic contemporary layouts complemented by an abundance of natural light.

Plot 2 offers generous accommodation briefly comprising; an impressive reception hall, home office, kitchen dining family room, a separate sitting room, formal dining room, a useful utility room and WC.

The first floor provides four double bedrooms, the principal bedroom and guest bedroom feature en suites. There is a family bathroom off the landing also.

Specific details:

INTERNAL

- Electric air source heating
- Cat 6 network cabling throughout
- Underfloor heating to ground floor
- Gloss white skirting and architraves
- Chrome sockets and switches
- Sealed unit double glazed windows and doors

KITCHEN

- Bespoke designed kitchen
- Neff appliances
- Acrylic or quartz work surfaces

