

abbot**Fox**  
Bespoke.





Attleborough, NR17  
Guide £710,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**













## THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents this exceptional home combining a traditional Georgian facade with quality, high specification, modern interiors.

The accommodation includes a most impressive reception hall with a central staircase to a galleried landing, a bespoke kitchen breakfast room with a central island, four double bedrooms, the principle and guest both benefiting from en suites.

Of particular note is the large dual aspect sitting room with double glazed bi-folding doors out onto the terrace. There is a good-sized dining room that seamlessly flows from the kitchen breakfast room and also features bi-folding doors out onto the terrace. In addition to this, there is a computer room, cloakroom, utility room, study area on the upstairs landing and first floor four piece family bathroom suite.

Outside, the property is approached via a private roadway leading to a large shingle driveway with a detached double garage and parking for several vehicles. There are landscaped gardens to the front and rear.

Specification includes:

- Underfloor heating
- Water softener
- Quartz work surfaces in the kitchen
- Integrated appliances including wine coolers
- UPVC Sash, double glazed windows
- Clear view wood burning stove
- Bi-folding floors
- Electric insulated Hormann garage door

Guide Price £725,000 - £750,000







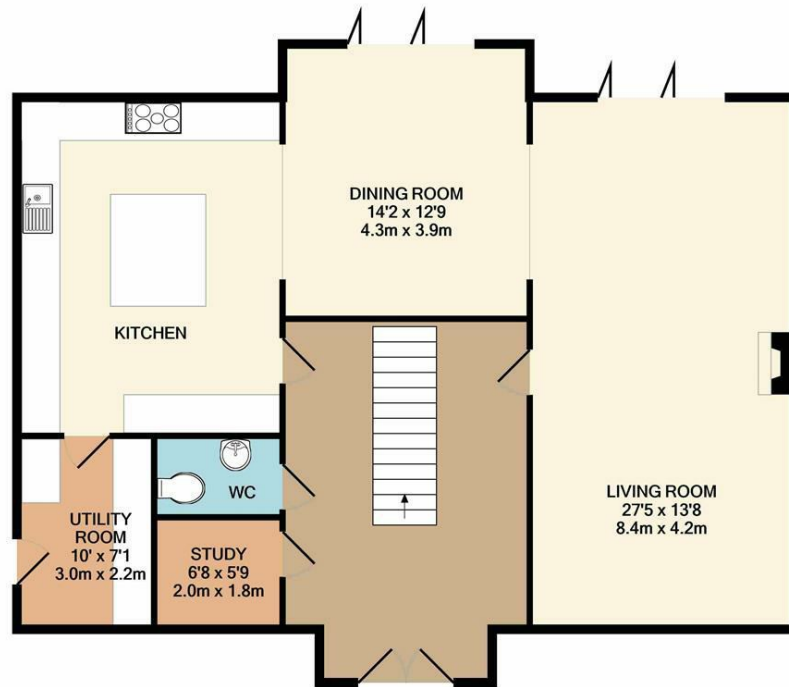




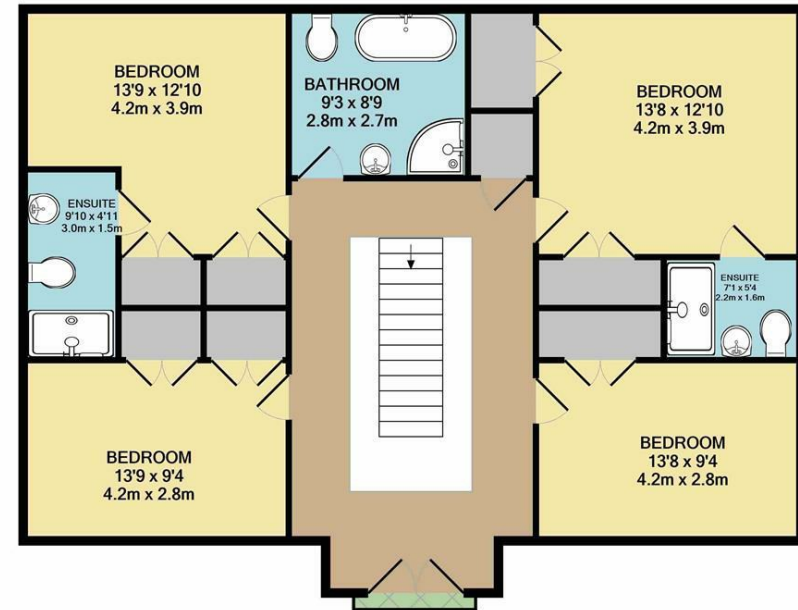
## THE HIGHLIGHTS\_\_\_\_

- Generous plot
- Four double bedrooms
- Principle and guest bedroom with en suites
- Bespoke kitchen breakfast room with island
- Dining room with bi-folding doors
- Dual aspect sitting room with bi-folding doors
- Landscaped front and rear gardens
- Private gated entrance
- Detached double garage
- Guide £750,000-£800,000





GROUND FLOOR  
APPROX. FLOOR  
AREA 1161 SQ.FT.  
(107.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1125 SQ.FT.  
(104.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2287 SQ.FT. (212.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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*Let's talk*

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EPC RATING - B

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