



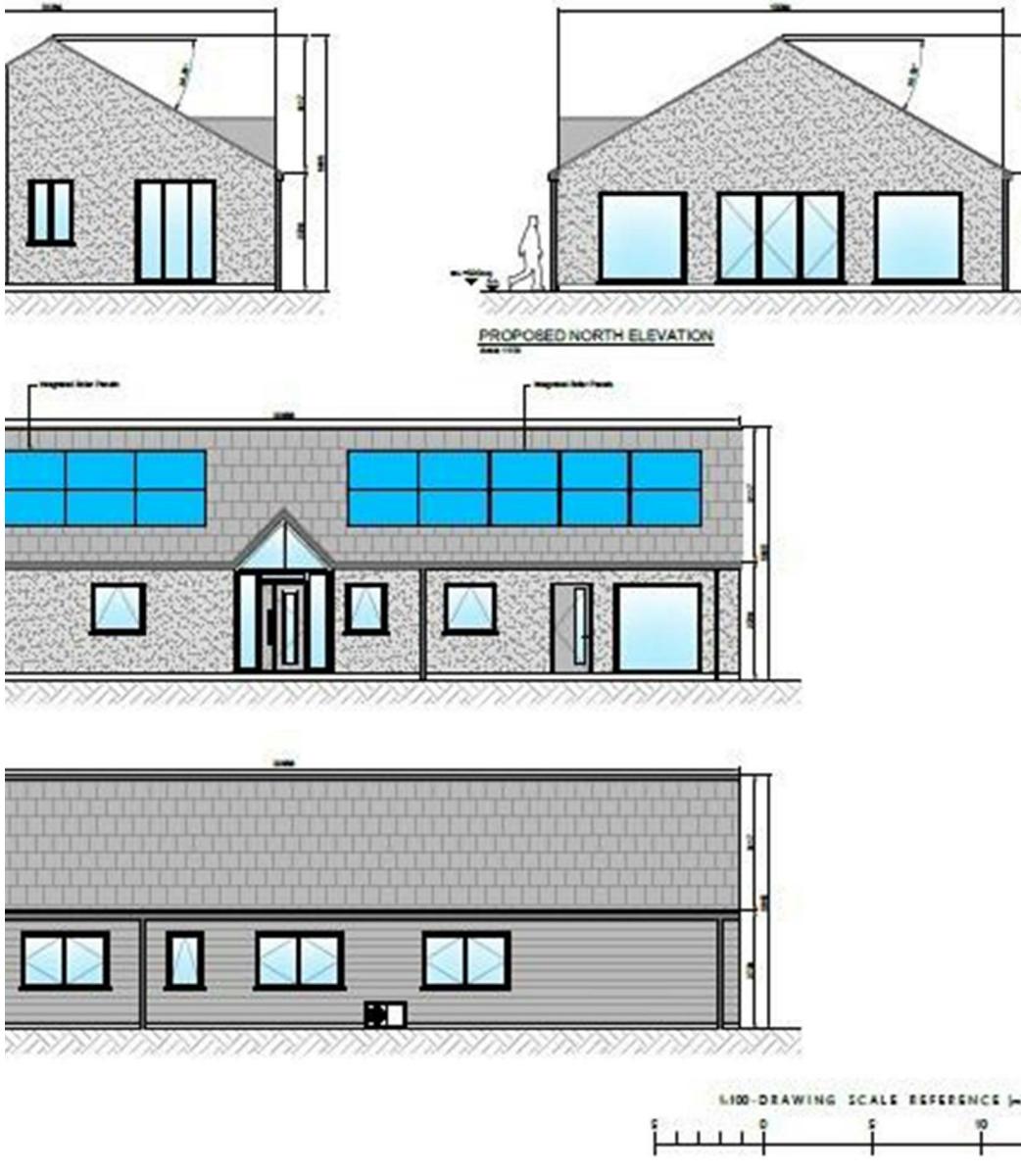
abbotFox

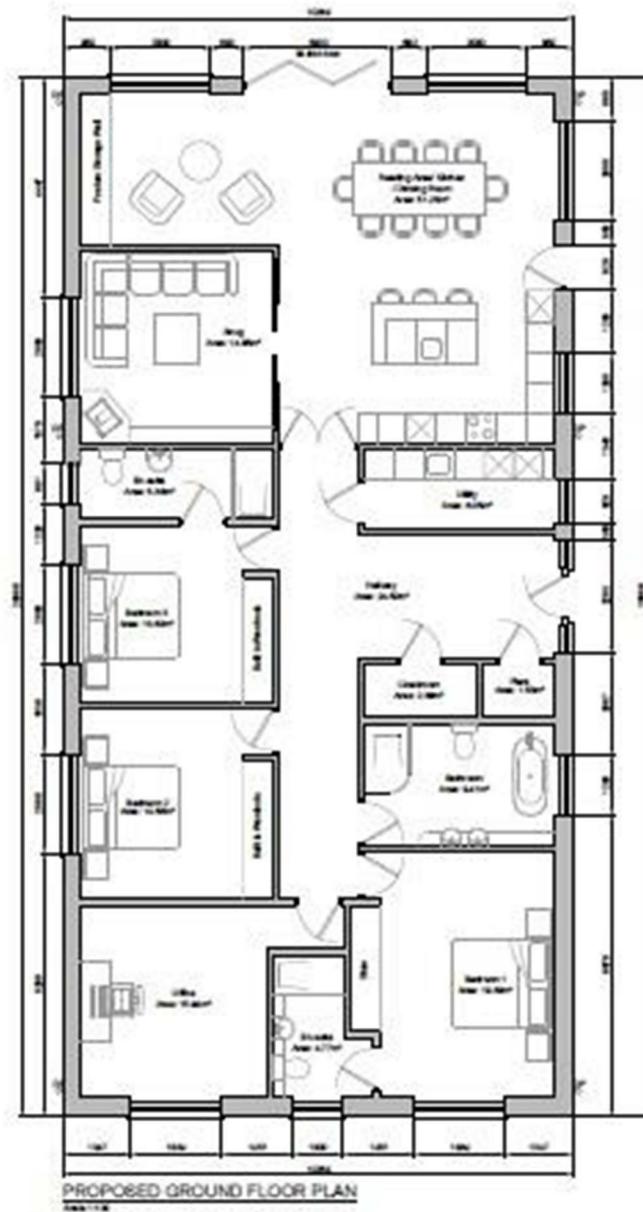
West Carr Road, NR17
Guide £235,000

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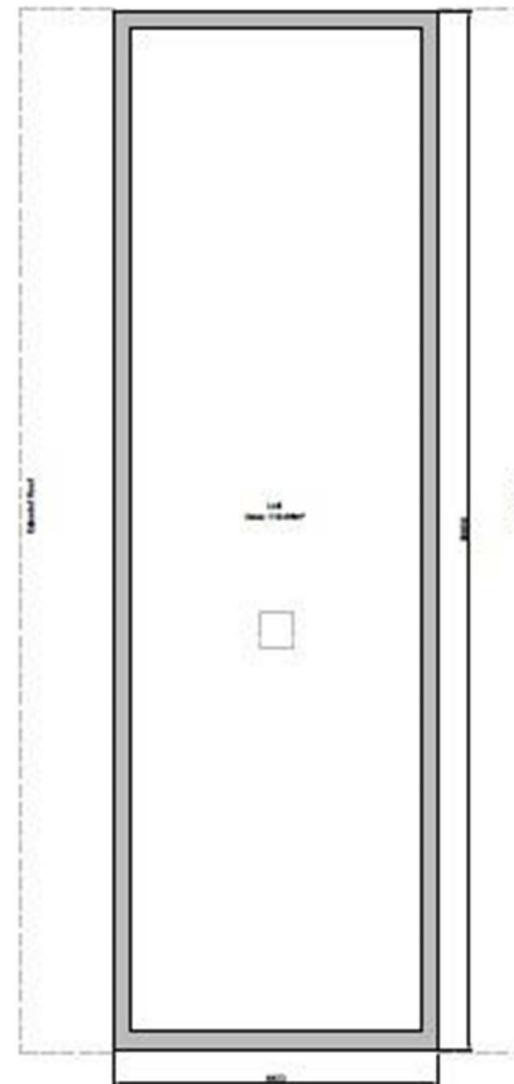
We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | Branch Partner





PROPOSED GROUND FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

ISSUED FOR CLIENT
REVIEW

PLANNING
DESIGN
SELL

1997/1998/1999/2000
Budget Year Transition Report - 2000/2001
Treasurer's Report
Budget 2000/2001/2002/2003
and Budgetary Control Committee

— Mr F. Wright

Land North of West Carr Rd,
Attleborough, Norfolk,
NR17 1AN

Proposed Floor Plans

1:100-DRAWING SCALE REFERENCE (in.)

THE DETAIL

abbotFox Land & New Homes presents this serviced plot measuring 0.35 acres (stms) in a much sought after, quiet location overlooking fields just off the A11 corridor. Planning permission has been granted for a four bedroom bedroom detached bungalow.

Permission has been obtained. Confirmation of this planning permission and associated documents can be found using Breckland Council's planning portal and the reference PL/2024/0807/FMIN

Positioned on the fringes of the thriving market town of Attleborough, West Carr Road offers the perfect balance of countryside calm and everyday convenience. Set against a backdrop of open fields this sought-after address enjoys a semi-rural feel while remaining just moments from the heart of the town.

Attleborough itself is a vibrant and well-connected community, offering a blend of independent shops, cafés, and essential amenities. With a railway station providing direct links to Norwich, Cambridge and London, and easy access to the A11, the location is ideal for both commuters and families seeking the best of both worlds.

West Carr Road is exceptionally well placed for access to a range of respected local schools. Within the town, Attleborough Primary School and Fairfield Primary School are both popular choices, known for their supportive ethos and strong academic foundations.

For older students, Attleborough Academy offers a broad curriculum and inclusive environment, with a growing reputation for academic achievement and enrichment opportunities. Those considering independent education will find a selection of highly regarded options within reach, including Wymondham College a state boarding school with national acclaim. Several private options are available within nearby Norwich.

THE HIGHLIGHTS ---

- Planning permission granted and will be sold with services in place
- Four bedroom detached bungalow
- Backing onto fields
- Within easy reach of Attleborough and Wymondham

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.