

FREEHOLD



House - End Terrace

# PEACOCK WAY, ATTLEBOROUGH NR17 1GN

Offers In Excess Of  
**£280,000**

## FEATURES

- Beautifully Presented
- Entrance Hall
- Kitchen/Dining Room
- Ensuite & Bathroom
- Seller Found
- Corner Plot
- Generous Sitting Room
- Three Bedrooms
- Landscaped Garden
- Tandem Driveway



# 3 Bedroom House - End Terrace located in Attleborough

Welcome to the very desirable Peacock Way in Attleborough, this stunning corner house is a remarkable find for those seeking a modern family home. Built in 2021, this new build property spans an impressive 980 square feet and is situated on a corner plot within a popular development, ensuring both privacy and space.

As you enter, you are greeted by a larger than average entrance hall that sets the tone for the light and airy atmosphere throughout the home. The ground floor features a well-appointed kitchen/diner, perfect for family meals and entertaining, alongside a comfortable sitting room that invites relaxation. A convenient WC is also located on this level.

Ascending the stairs to the first floor, you will discover a spacious landing that leads to the principal bedroom, complete with its own ensuite shower room, providing a private retreat. Two additional well-presented bedrooms offer ample space for family or guests, and a family bathroom is conveniently located off the landing.

Outside, the property boasts a charming garden area to the front and side, complemented by a tandem driveway with gated access to the rear garden. This beautifully landscaped outdoor space exudes a delightful cottage feel, making it an ideal spot to unwind with a glass of wine during weekends or evenings.

This home is not your typical new build; it offers a unique blend of modern living and character. We invite you to come and view this beautiful property, as it truly is a perfect find for any family looking to settle in a welcoming community in Attleborough.

## Entrance hall

Sealed unit double glazed door to the front, stairs to the first floor, wc, kitchen/dining room and the sitting room.

## Wc

Wc and wash hand basin.

## Sitting Room

17'7 x 10'3

Sealed unit double glazed window to the front, door out to the rear garden and radiator.

## Kitchen/Dining Room

17'6 max x 9'8 max

Sealed unit double glazed windows to the side and front, range of base and wall mounted units, sink, a range of integrated appliances to include oven, hob and extractor fan over, fridge/freezer, dishwasher and washing machine. Breakfast bar. Space for dining table. Under cupboard lighting.

## First Floor Landing

Doors to three bedrooms and the family bathroom.

## Principal Bedroom

13'3 x 9'11

Sealed unit double glazed window to the front and side, radiator and door to the ensuite shower room.

## Ensuite

Shower cubicle, wash hand basin and wc. Splashbacks and radiator.



### Bedroom Two

10'3 x 9'7

Sealed unit double glazed window to the front and side. Radiator.

### Bedroom Three

9'9 x 6'11

Sealed unit double glazed window to the side and radiator.

### Family Bathroom

Sealed unit double glazed window to the front, panel bath, wc and wash hand basin. Splash backs.

### Outside

Occupying a corner plot has its advantages, garden to the front and side along with a landscaped rear garden in a cottage style with a raised deck leading down to a shingled area ideal for a glass of wine in the evenings and relaxing at weekends. Rear access gate to the tandem driveway.







NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD

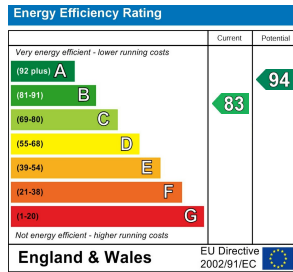
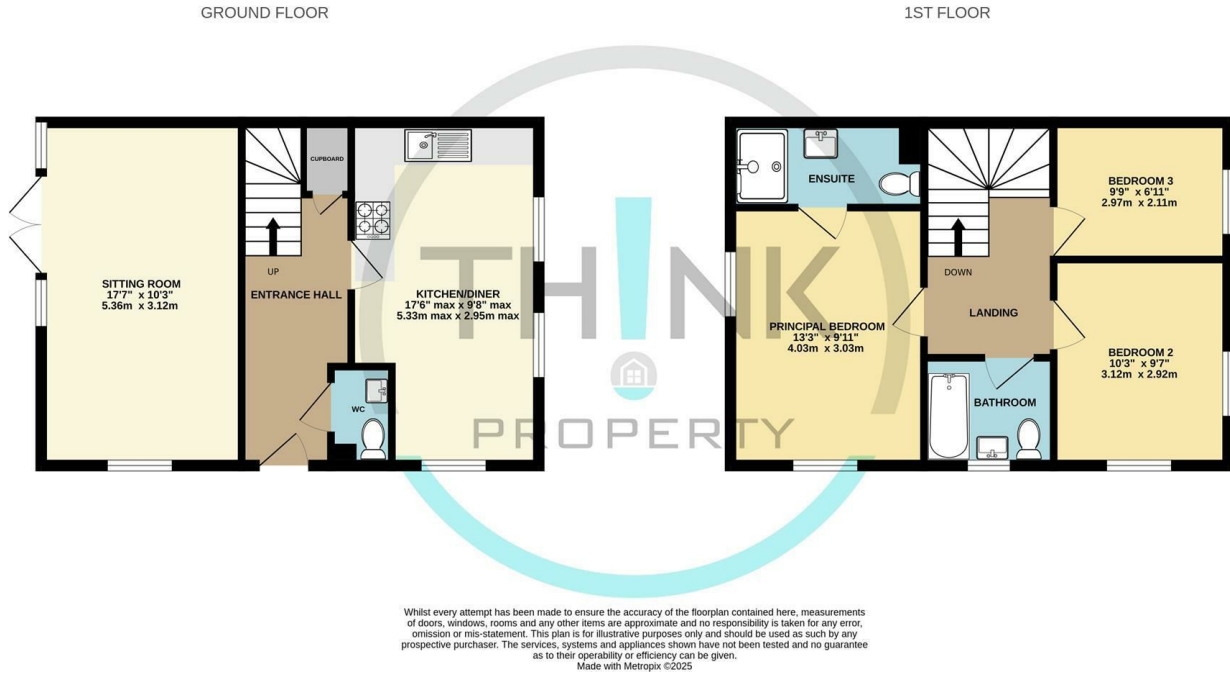




NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD

Call us on  
**01603 338433**  
[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band  
**B**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

