



2 Fallowfield Loke, Shropham

Attleborough



In Excess of £475,000
Minors & Brady

2 Fallowfield Loke

Shropham, Attleborough

Beautifully finished and thoughtfully designed, this high-specification 2023-built detached bungalow offers stylish single-storey living in a peaceful setting along a private road, forming part of an exclusive development of just seven homes. Inside, the property features a generous open-plan layout with a sleek, modern kitchen, three well-proportioned bedrooms, including an en suite, and a well-appointed family bathroom. Quality finishes run throughout, including oak internal doors and underfloor heating. Outside, the south-facing garden includes a patio with a hot tub alongside a shingled driveway and a single garage offering ample parking. The property is also wired for an electric vehicle charging point and enjoys open paddock views to the front, all set within easy reach of the A11 and surrounding Norfolk countryside.

- High-specification 2023-built detached bungalow with 8-year insurance-backed warranty
- Contemporary kitchen with quartz worktops, central island, integrated NEFF appliances, and a separate utility room with additional storage
- Three comfortable bedrooms, including one with a modern en suite shower room
- Well-appointed family bathroom featuring both a bath and separate shower
- Spacious open-plan lounge and dining area with feature panelling and bi-folding doors to the garden
- Quality finishes throughout, including oak internal doors and underfloor heating
- South-facing enclosed rear garden with natural stone patio and hot tub (via separate negotiation)
- Shingled driveway and single garage with lighting, power, and fitted electric vehicle charging point
- Peacefully positioned on a private road within an exclusive development of just seven homes
- Open paddock views to the front and easy access to the A11





M&B

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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Location

Fallowfield Loke sits within the peaceful village of Shropham, surrounded by open countryside yet offering excellent access to key transport routes. This charming Breckland setting enjoys a strong sense of community and is just a short drive from Attleborough, where you'll find a range of amenities including supermarkets, independent shops, cafes, and a mainline train station with direct services to Norwich and Cambridge. The nearby A11 provides smooth road links towards Thetford, Newmarket, and beyond, making it a convenient location for commuters. The area is also close to well-regarded local schools and offers scenic walking routes, ideal for those who enjoy the outdoors.

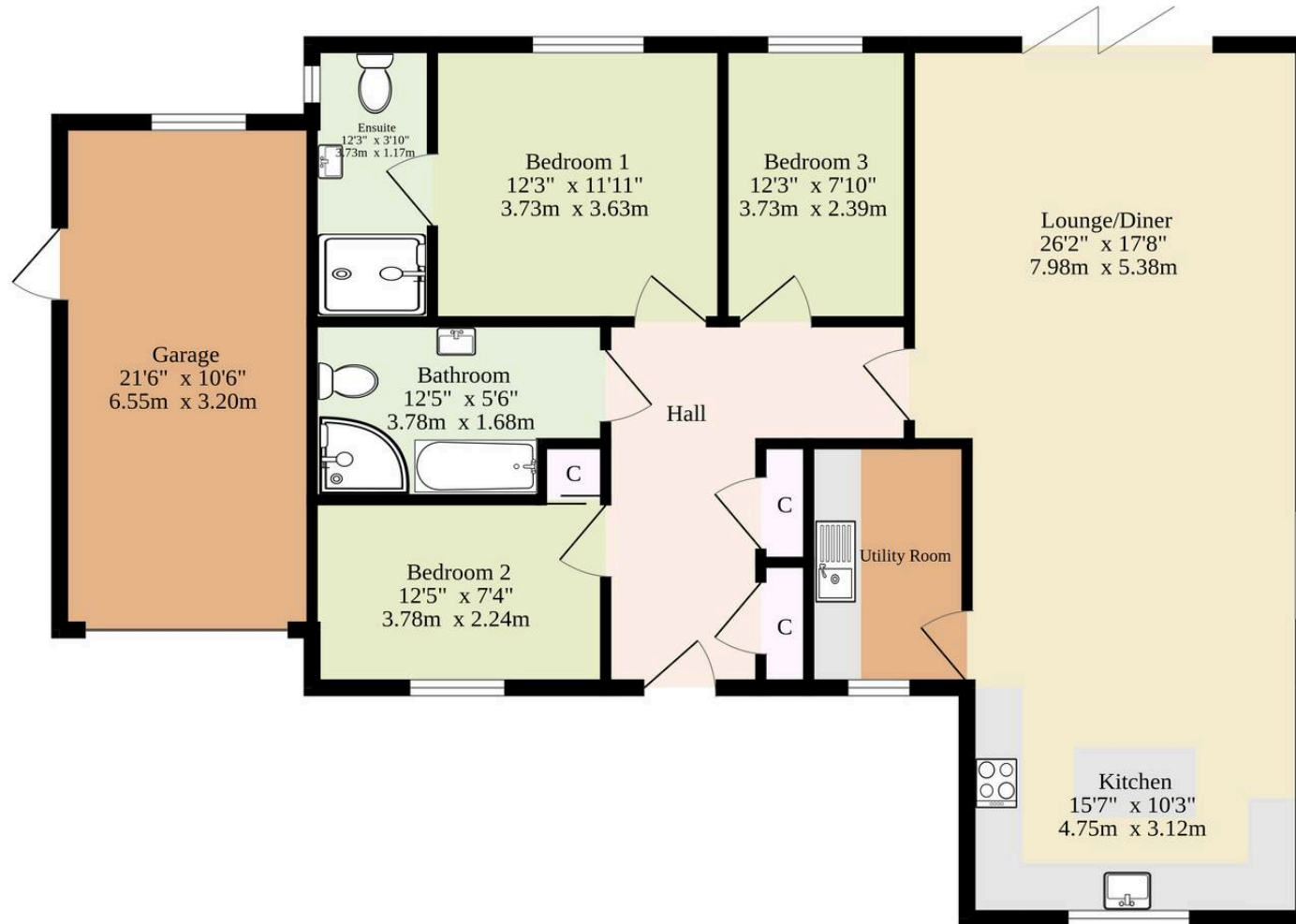
Fallowfield Loke, Shropham

Step inside to a welcoming hallway where convenient storage cupboards are tucked away, and wood-effect flooring extends throughout the home, enhanced by underfloor heating for year-round comfort.

From here, the property opens into a spacious and



Ground Floor
1457 sq.ft. (135.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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