



Linnet Drive, Attleborough NR17 2FY

welcome to

Linnet Drive, Attleborough

A well-presented four-bedroom home offering a modern open-plan kitchen/diner, spacious living room, ground-floor cloakroom, master bedroom with en-suite, and a family bathroom. Externally, the property benefits from an enclosed rear garden with lawn and patio area.



Description

This four-bedroom property offers a high standard of contemporary living with a range of modern features and well-designed spaces throughout. The home benefits from a carport, garage, and an EV charging point, providing practical solutions for everyday requirements.

The ground floor is finished with Amtico flooring throughout, complemented by underfloor heating to provide consistent comfort. The living room is positioned to enjoy views of the front garden, offering a bright and well-proportioned reception space.

The kitchen/diner forms the central hub of the home and is fitted with a contemporary island, extensive storage, and generous worktop space. This room overlooks the rear garden, with French doors opening directly onto the outdoor area, allowing for convenient access and natural light. A cloakroom serves the ground floor, adding further practicality.

Upstairs, the property features a notably large landing seating area, suitable for use as a study zone or reading area. The master bedroom includes a private en-suite, while the remaining three bedrooms are well proportioned and adaptable to various needs.

The home is heated via an air source heat pump, providing an efficient and environmentally conscious system.

The front and rear gardens offer well-maintained outdoor areas suitable for a range of uses, including outdoor dining and general recreation.

Living Room

Front and side facing window

Kitchen/Diner

Wrap-around design offering ample storage, complete with integrated appliances and a central island. The space opens into a dining area suitable for a six-seater table, with French doors providing access to the rear garden.

Cloakroom

Complete with W.C and hand wash basin inset.

Bedroom One

Rear facing window complete with built in wardrobe

En-Suite

Complete with shower, inset hand wash basin and W.C

Bedroom Two

Double bedroom with front facing window with fitted carpet

Bedroom Three

Double bedroom with front facing window and fitted carpet

Bedroom Four

Single bedroom currently being used as an office with rear facing window

Bathroom

Complete with three piece suite and separate walk in shower, W.C and hand wash basin inset.

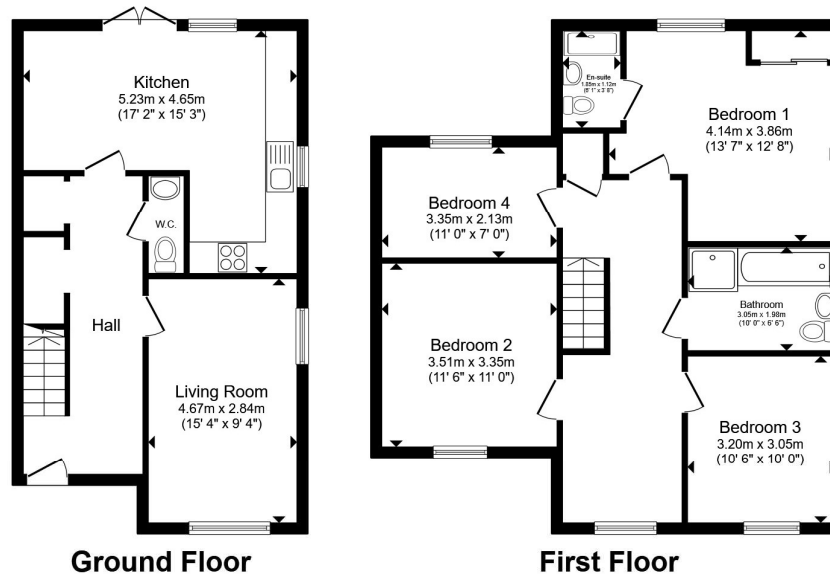
Rear Garden

Lawn and patio area with side access to the garage and side gate entrance

Agent Notes

Heating to the property is served by Air source heat pump. Please contact the branch for more details.

There is a service charge of £272.90 per annum as a contribution towards upkeep.



Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Linnet Drive, Attleborough

- Four-bedroom detached home
- Master bedroom with en-suite
- French doors from kitchen/diner to rear garden
- EV charging point
- Amtico flooring throughout the ground floor
- Air source heat pump
- Carport & garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB110225 - 0005

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