



6 | School Close | Attleborough | NR17 1ZS

£290,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

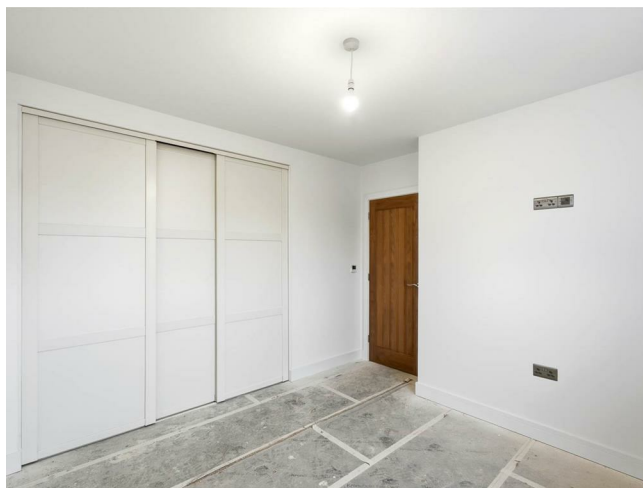
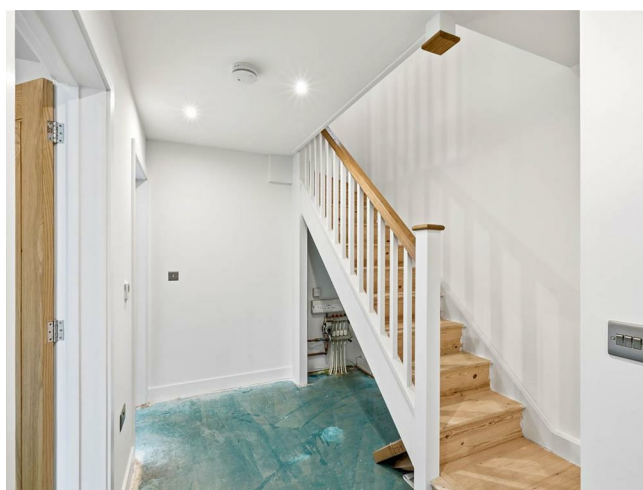
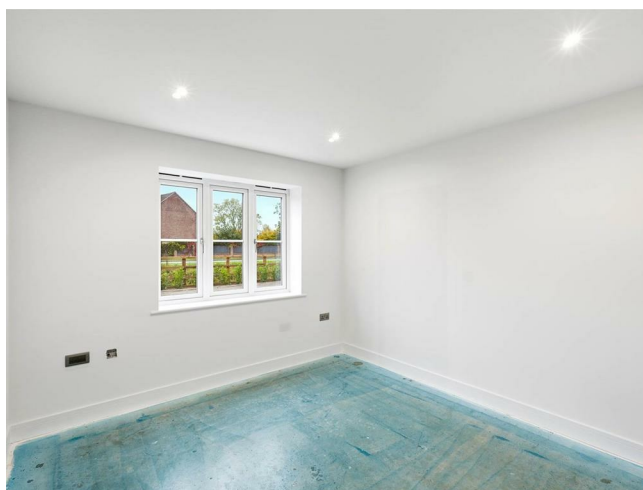
- Beautiful new build 3 bedroom end terrace home
- Exclusive development of eight properties on the edge of town
- Built to a high specification with quality finishes by a local, reputable builder
- Spacious entrance hall, cloakroom, and lounge
- Kitchen-diner with double doors leading to the garden
- 3 Bedrooms, with the main bedroom benefiting from built-in wardrobes
- Bathroom with bath and separate shower
- Rear garden with patio, side access, and outside tap
- Tandem off-road parking for two vehicles to the side
- Air source heating and 10-year insurance warranty included

About the Property

If you're looking for a new build that truly stands out, this stunning three bedroom end terrace home on the exclusive School Close development, just off London Road in Attleborough, is a must see.

Finished to a high specification throughout, the property offers a spacious entrance hall, a lounge, and a generous kitchen-diner with an integrated oven and dishwasher, plus patio doors leading to an enclosed rear garden. There's also a convenient ground-floor WC.

The home features stylish Karndean flooring throughout the ground level, with soft carpeting on the first floor for added comfort. Upstairs are three bedrooms, including a main bedroom with built-in wardrobes, and a family bathroom with both a bath and separate shower. Additional highlights include oak internal doors, a tiled porch canopy, and air source heating for improved energy efficiency. The property also benefits from a 10-year insurance warranty.





The Outside

Set back from the road, the property features tandem off-road parking for two vehicles on a tar and chip driveway to the side of the property, with laurel and fenced borders creating an attractive frontage.

To the rear, the enclosed garden is mainly laid to lawn with a patio area ideal for outdoor seating and entertaining, all enclosed by fencing. The property also benefits from side access, an outside tap, and air source heating.

The Location

School Close is a small executive development of just eight properties, built by a local and reputable builder. The site comprises a mix of two, three and four bedroom homes, perfectly positioned next to Rosecroft Primary School, where a new convenience store is currently under construction, and just off London Road, making it an excellent choice for families and those needing easy access to the A11.

Nestled in the heart of Norfolk, Attleborough is a thriving market town that perfectly blends traditional charm with modern convenience. With its weekly market, a range of good schools, and an ever-growing selection of independent shops, cafés, and restaurants, it's easy to see why Attleborough is so popular with both families and commuters.

The town benefits from superb transport links, including a mainline railway station with direct services to Norwich and Cambridge, as well as convenient access to the A11. Surrounded by picturesque countryside and close to Thetford Forest, Attleborough offers a relaxed, community-focused lifestyle with all essential amenities right on your doorstep.

Directions

Head out of Attleborough on London Road. Go past the turning to Goldfinch Drive on your right-hand side, and just before you reach Rosecroft Primary School, the entrance to School Close will be on your right-hand side.

Agents Note

Please be advised that the property is a new build. We understand that it benefits from a 10-year insurance-backed warranty provided by the builder; however, we have not yet been provided with the supporting documentation.

A management company will be formed for the ongoing upkeep and maintenance of School Close. Confirmation of the annual service charge is currently being finalised by the solicitors, and further details will be provided once available.

Please also note that the property is not yet connected to the mains sewerage system. This connection is scheduled to be completed by the end of March 2026.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

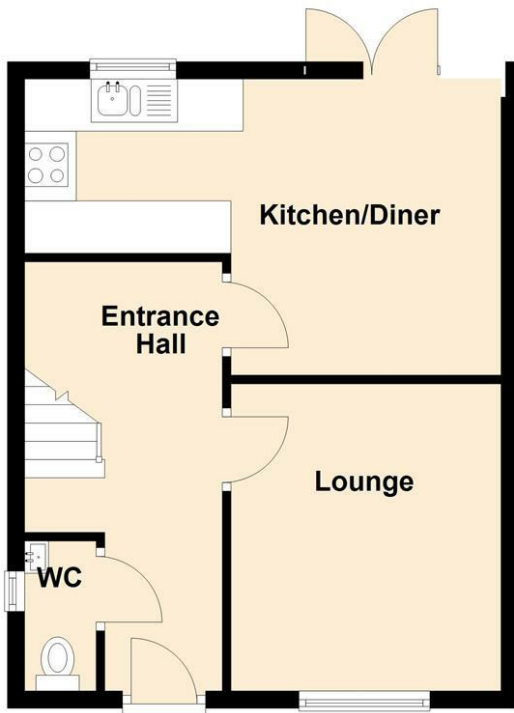
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

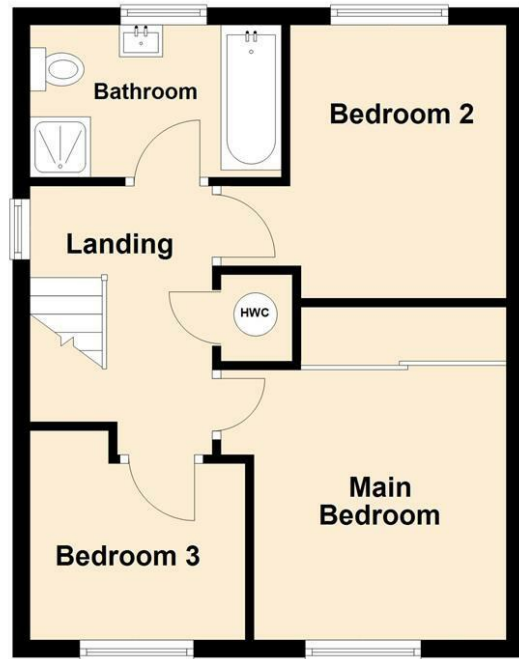
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request



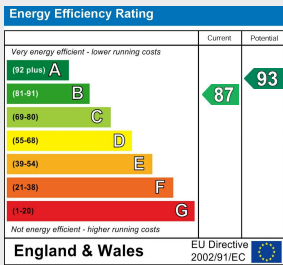
Ground Floor



First Floor



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: New Build
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN