



7 | School Close | Attleborough | NR17 1ZS  
Offers in Excess of £235,000

**BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- Beautiful new build 2 bedroom mid 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
- Entrance hall, cloakroom, and lounge
- Kitchen diner spanning rear of property with double doors leading to the garden
- Two bedrooms, both with built in storage, and a bathroom off the landing
- Enclosed rear garden, laid to lawn with patio area
- Tandem off-road parking for two vehicles to the front
- Air source heating with underfloor heating to ground floor
- 0-year insurance-backed warranty



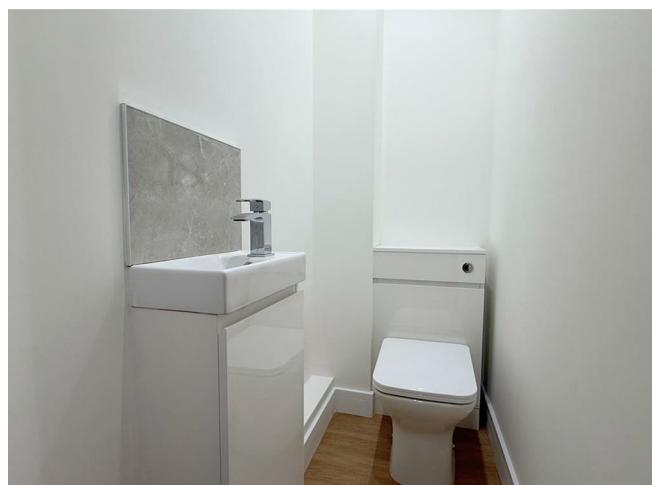
## About the Property

If you are looking for a high quality new build home, this attractive two bedroom mid terrace property on the exclusive School Close development, just off London Road in Attleborough, is well worth viewing.

Finished to an excellent standard throughout, the accommodation comprises an entrance hall, a spacious lounge measuring 13'11" (max), and a generous 14'7" kitchen/diner that spans the rear of the property. The kitchen is fitted with an integrated oven and fridge, and patio doors opening onto the enclosed rear garden. A convenient ground floor WC completes this level.

Upstairs, the property offers two well proportioned bedrooms, both with built in wardrobes, and a modern family bathroom. The home is finished with Karndean flooring on the ground floor, soft carpeting upstairs, oak internal doors, and an oak handrail to the staircase. Additional benefits include air source heating, underfloor heating to the ground floor, a tiled porch canopy, and the reassurance of a 10-year insurance-backed warranty.

Built by a respected local independent developer, careful attention has been given to the finer details throughout, creating a stylish, practical, and energy-efficient home in a highly regarded location.





## The Outside

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

To the rear, the enclosed garden measures approximately 31'5" x 16'3" and is mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining. The space is fully enclosed by fencing and benefits from rear access via a gate, 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 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 have been informed that it comes with a 10-year insurance warranty, provided by the builder; however, we have not seen the supporting documentation.

The EPC is currently awaited.

## 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.

### Disclaimer -

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.

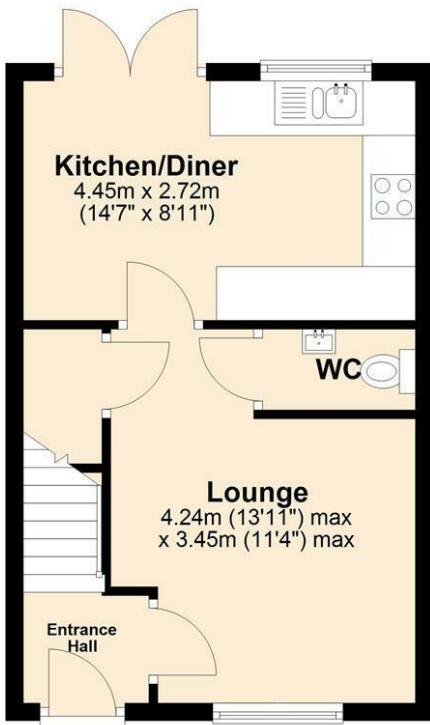
### Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or



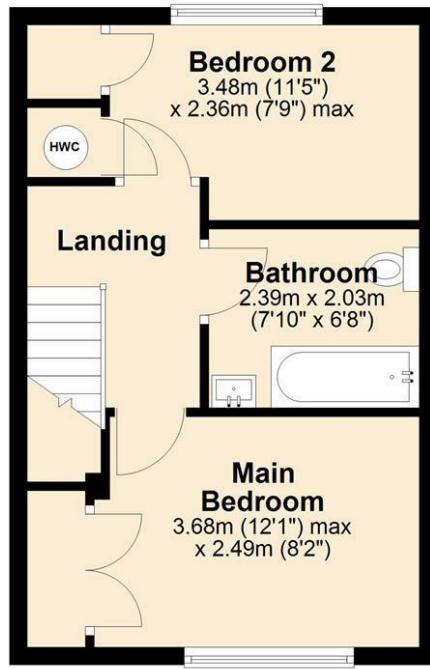
## Ground Floor

Approx. 31.1 sq. metres (335.3 sq. feet)



## First Floor

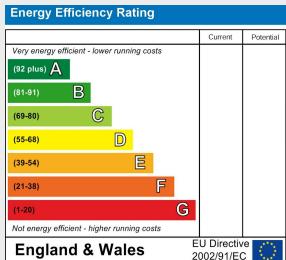
Approx. 32.1 sq. metres (345.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.6 sq. feet)

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: C

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.



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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



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