



2 | School Close | Attleborough | NR17 1ZS

Offers in Excess of £425,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- Executive four bedroom detached new build, currently under construction
- Being built to a high specification with quality finishes throughout by a reputable local builder
- Kitchen/diner spanning the rear of the property, plus a separate utility room
- Spacious entrance hall, dual aspect lounge and separate study
- Four well proportioned bedrooms, three benefiting from built-in wardrobes
- Family bathroom, en-suite shower room and separate ground floor W.C.
- Enclosed rear garden with patio area, side access and outside tap
- Single garage with personnel door and driveway parking
- Benefiting from air source heating, with underfloor heating to the ground floor
- 10 year insurance backed warranty, anticipated completion Summer 2026

## About the Property

An executive style four bedroom detached home, forming part of the exclusive School Close development just off London Road in Attleborough.

Currently under construction, this impressive new build will be finished to a high specification throughout. The ground floor is set to offer a spacious entrance hall with storage, a study with built-in cupboard, a cloakroom, a dual aspect lounge, and a superb kitchen/diner spanning the rear of the property with doors opening directly onto the garden. A separate utility room will be positioned just off the kitchen.

Upstairs, the property will provide four well proportioned bedrooms and a modern family bathroom. Three bedrooms will benefit from built-in wardrobes, with the principal bedroom also featuring an en-suite shower room.

Being built by a respected local independent developer, careful attention has been given to the finer details throughout, combining style with practicality. The ground floor will be finished with Karndean flooring, complemented by oak internal doors and an oak handrail to the staircase, while the first floor will be carpeted. Further features include air source heating, underfloor heating to the ground floor, and a 10-year insurance-backed warranty for added peace of mind.

Anticipated completion Summer 2026. Please note, the images reflect the finished property next door, which is the alternative hand. Fixtures and fittings, kitchen colour, furnishings and flooring may differ in this plot. Contact us for further details.





## The Outside

Set back from the road, the property benefits from a single garage with tandem off-road parking for two vehicles in front, positioned on a tar and chip driveway to the side. Laurel hedging and fenced boundaries to the front create 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.

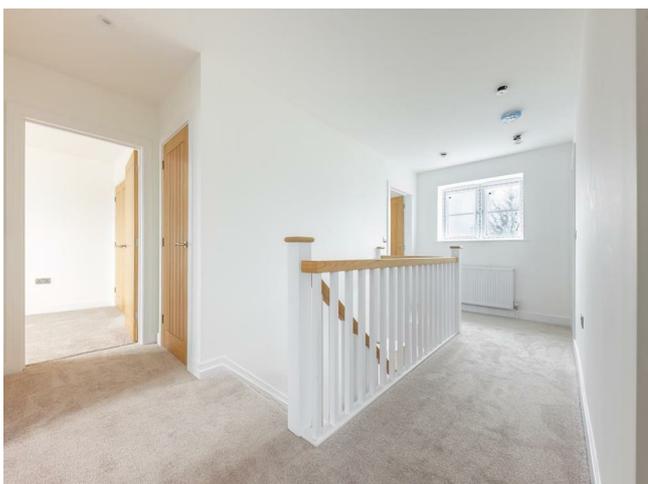
## Agents Note

Please note, the property is currently under construction with anticipated completion in Summer 2026. The images shown reflect the finished property next door, which is the alternative hand, and the floorplan is provided for guidance only. Fixtures and fittings, kitchen colour, furnishings and flooring may vary in this plot. Please contact us for further details.

We understand the property will benefit from a 10-year insurance-backed warranty provided by the builder, although supporting documentation has not yet been made available.

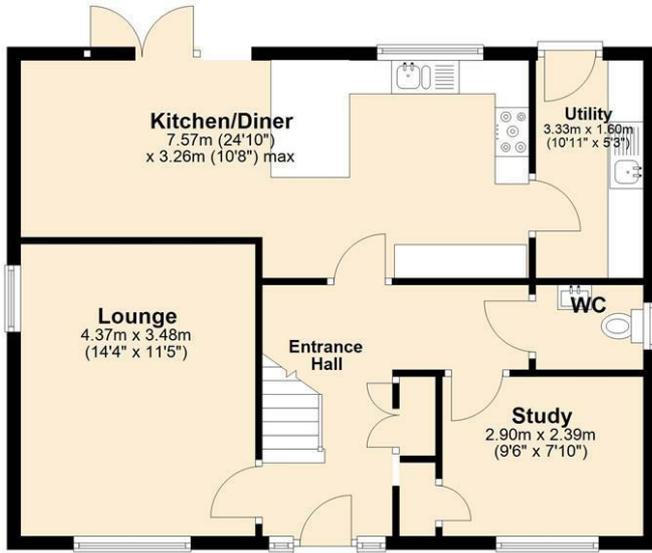
A management company will be established for the ongoing upkeep and maintenance of School Close. Details of the annual service charge are currently being finalised by the solicitors and will be confirmed in due course.

The EPC is awaited.



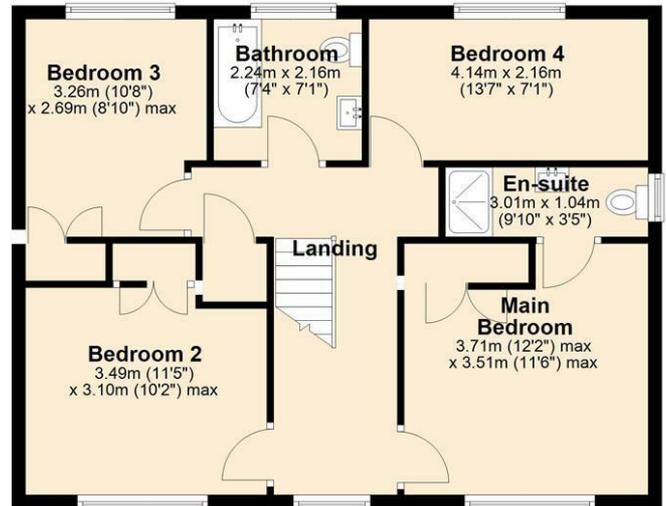
### Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



### First Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



Total area: approx. 131.0 sq. metres (1409.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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.



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