



New Road, Attleborough NR17

Guide Price £385,000

DONNA VINCENT
exp

- Ref:DV1198
- Guide Price £385,000 - £400,000
- Exceptional Extended Four-Bedroom Semi-Detached Home on a Corner Plot Position
- Stunning Open-Plan Kitchen/Dining/Living Space
- Separate Utility Room & Ground Floor Cloakroom
- Four Well-Proportioned Bedrooms
- Main Bedroom with En-Suite Shower Room
- Finished to an Outstanding Standard Throughout
- Separate Garden Room/Studio – Ideal Home Office or Hobby Space
- Garage & Off-Road Parking, Close to Rosecroft Primary School

Council Tax Band: C

Tenure: Freehold

Occupying an attractive corner plot, this exceptional extended four-bedroom semi-detached home is, quite simply, one of the finest examples of its kind I have seen in many years. Finished to an outstanding standard throughout, the property combines stylish contemporary interiors with generous, thoughtfully designed accommodation to create a truly impressive family home.

At the heart of the property is the fabulous open-plan kitchen, dining and living space, beautifully designed for both everyday family life and entertaining. This is complemented by a separate utility room and ground floor cloakroom.

Upstairs, there are four well-proportioned bedrooms, including the main bedroom with its own en-suite shower room, together with a beautifully appointed family bathroom. The attention to detail continues throughout, with high-quality finishes and a real sense of luxury at every turn.

Outside, the property is equally impressive, with a separate garden room/studio, providing a fantastic additional space for home working, hobbies or relaxation. There is also a garage, off-road parking and an attractive garden.

Ideally positioned within easy reach of Rosecroft Primary School and local amenities, this outstanding home is perfectly suited to modern family life.

Beautifully extended, immaculately presented and finished to an exceptional standard, this really is a home that needs to be seen to be fully appreciated.

Accommodation Comprises:

Ground Floor

Entrance Porch Entered via a composite entrance door, the welcoming entrance porch provides useful space for coats and shoes, complemented by attractive wall panelling. A door leads through into the impressive open-plan kitchen, dining and living space.



Open Plan Lounge/Diner A superb, high-specification open-plan living and dining space, enjoying a dual-aspect outlook and forming part of the impressive L-shaped heart of the home. Two radiators provide heating, while bi-fold doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. There is ample room for a large dining table and chairs, with cleverly concealed stairs rising to the first floor. The room flows seamlessly around into the kitchen area.

Kitchen Beautifully fitted to a high standard with an extensive range of matching base and wall-mounted units complemented by Corian worktops and an inset sink with swan-neck mixer tap. A central island incorporates a breakfast bar, providing additional preparation space and informal seating. Integrated appliances include a low-level double oven, Bosch induction hob with cooker hood above, together with useful built-in understairs storage. Radiator and doors leading through to the utility room and cloakroom.

Utility Room Continuing the same high-quality finish as the kitchen, the utility room is fitted with matching units and Corian worktops incorporating an inset sink with swan-neck mixer tap. There is an integrated dishwasher together with dedicated spaces for a washing machine and tumble dryer.

Cloakroom Fitted with a WC with concealed cistern and wash hand basin with useful storage cupboard below. Radiator.



First Floor

Landing With access to the loft space and doors leading to all four bedrooms and the family bathroom.

Bedroom 1 An impressive main bedroom suite comprising a generous double bedroom with radiator and built-in double storage cupboards with fitted shelving. Door leading through to the en-suite shower room.

EnSuite Luxuriously appointed with a large walk-in double shower featuring a drench-style shower head and glass screen, WC with concealed cistern and wash hand basin with useful storage cupboard below. Heated towel radiator.

Bedroom 2 A double bedroom enjoying an aspect to the rear, with radiator and built-in double wardrobe with mirrored sliding doors, fitted hanging rail and shelving.

Bedroom 3 Another double bedroom with an aspect to the front, radiator and built-in double wardrobe with mirrored sliding doors, fitted hanging rail and shelving.

Bedroom 4 With an aspect to the front and radiator. Currently used as a home office/study, providing a versatile fourth bedroom or dedicated workspace.

Bathroom Beautifully appointed with a bath featuring a drench-style shower head and glass screen, WC and wash hand basin set within a vanity unit.

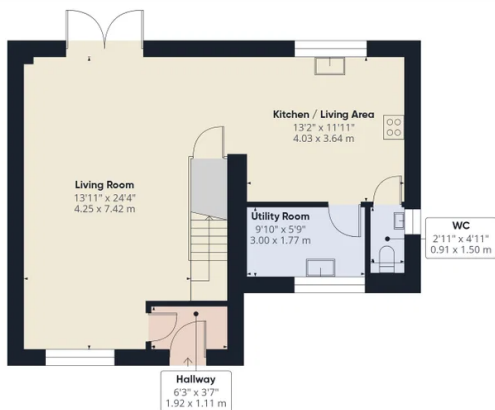
Outside Occupying an attractive corner plot, the property is approached via a gravel driveway providing off-road parking, attractively screened by established hedging and fencing. A timber gate to the side provides access into the rear garden.

The rear garden has been thoughtfully landscaped to provide an attractive space for both relaxing and entertaining. A porcelain-tiled patio and pathway extend from the property, with stepping-stone style porcelain tiles leading across the garden to the garden room. A pergola creates a superb covered seating area, complete with a heater and canopy, ideal for outdoor entertaining throughout much of the year.

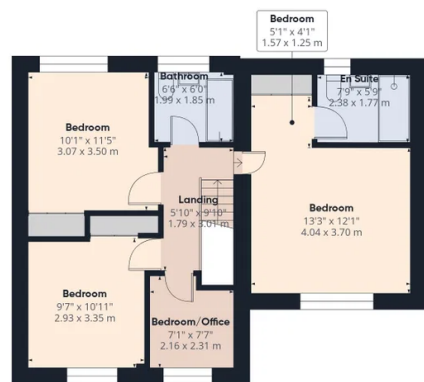
The remainder of the garden is predominantly laid to lawn and is enclosed to provide a good degree of privacy. A further gate provides access to the driveway and garage.

Garage A separate garage with up-and-over door, light and power connected, together with a side personnel door providing direct access into the rear garden.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1264 ft²
117.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		