



Cranberry Mere Road, Stow Bedon Attleborough NR17 1HP

welcome to

Cranberry Mere Road, Stow Bedon Attleborough

A unique architect-designed four-bedroom detached home set within a private south-facing plot of approximately half an acre. Featuring a spacious kitchen-dining area, principal suite, impressive EPC A, solar panels and air-source heating. Outside offers a generous garden, and easy access routes.



Occupying a private south-facing plot of approximately half an acre, this exceptional architect-designed detached home combines contemporary style with outstanding energy efficiency. Offering four double bedrooms and around 1,840 sq ft of accommodation, the property has been thoughtfully designed for modern family living.

The heart of the home is a spacious bespoke kitchen-dining area, perfect for everyday life and entertaining, while large windows maximise natural light and countryside views. The principal bedroom features a dressing area and stylish ensuite wet room, complemented by three further generous double bedrooms.

With an impressive EPC A rating, the home benefits from triple glazing, air-source underfloor heating, heat recovery ventilation, solar panels with battery storage, and an EV charging point, helping to minimise running costs.

Outside, the expansive garden enjoys excellent privacy and attractive rural views, while a substantial garage and generous driveway provide ample parking. Located within easy reach of Attleborough's amenities and rail links to Cambridge and London, this is a rare opportunity to enjoy sustainable countryside living without compromising on convenience.

Entrance Hall

Kitchen/Dining Room

22' 4" x 19' 8" (6.81m x 5.99m)

Sitting Room

15' 5" x 19' 8" (4.70m x 5.99m)

Library/Music Area

12' 8" x 7' 9" (3.86m x 2.36m)

Utility Room

5' 10" x 5' 5" (1.78m x 1.65m)

Principal Bedroom

14' 2" x 14' 1" (4.32m x 4.29m)

Ensuite Wet Room

10' 11" x 4' 11" (3.33m x 1.50m)

Bedroom 2

13' x 11' 3" (3.96m x 3.43m)

Bedroom 3

11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom 4

Irregular Shaped Room 16' 7" Max x 12' Max (5.05m Max x 3.66m)

Shower Room

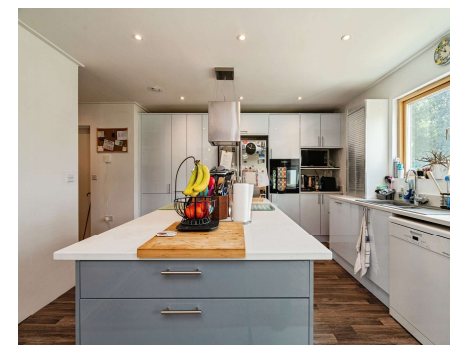
7' x 5' 2" (2.13m x 1.57m)

Garage

37' 1" extending to x 22' (11.30m extending to x 6.71m)

Gardens & Grounds

Solar Panels



view this property online [williamhbrown.co.uk/Property/ATB110390](https://www.williamhbrown.co.uk/Property/ATB110390)



welcome to

Cranberry Mere Road, Stow Bedon Attleborough

- Exceptional architect-designed four-bedroom detached eco home
- Outstanding EPC A (112) rating for maximum energy efficiency
- Stunning bespoke kitchen and dining space ideal for entertaining
- Principal bedroom with dressing area and luxury ensuite wet room
- Solar panels with battery storage and EV charging point

Tenure: Freehold EPC Rating: A
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/ATB110390



Property Ref:
ATB110390 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk