



White House Park Buckenham Road, Attleborough NR17 1NB

welcome to

White House Park Buckenham Road, Attleborough

SUPERIOR SPECIFICATION FITTED AS STANDARD Plot 34 The Holly is a sleek, brand-new home - great for families! With three bedrooms, master en-suite & family bathroom, an enclosed rear garden, garage & off-road parking. SALES OFFICE OPEN DAILY 10AM-5PM!



You do the Maths



Save thousands

MATHS (Matthew's Affordable Tailored Help Scheme) is an incentive scheme tailored to best suit the needs of individual customers.

Our help could include:

- PART EXCHANGE CONSIDERED
- SALES ASSISTANCE SCHEME
- CASHBACK ON EXCESS GIFT AID DUTY
- CONTRIBUTION TOWARDS MORTGAGE
- CONTRIBUTION TOWARDS DEPOSIT
- CONTRIBUTION TOWARDS LEGAL FEES AND ESTATE AGENTS FEES
- CHOICE OF CARPETS FROM OUR STANDARD RANGE

Utilising one of these incentives, customers have the opportunity to save thousands of pounds.

This scheme is subject to conditions. Please ask the Sales Representative for further details as we are not able to advise on individual circumstances. Incentives can vary from site to site and plot to plot and can be withdrawn at any time.

Matthew Homes, 100-102 High Street, Potter Bar, Hertfordshire EN1 2AW
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Specification:

- Gas central heating
- Vertical five panel internal doors
- Chrome finish door furniture
- UPVC double glazed windows
- Lemongrass fitted kitchen
- Integrated kitchen including high level oven
- Cooker hood
- Fridge/Freezer
- Dishwasher
- Washing machine
- Vinyl flooring to kitchen and utility rooms
- Wall tiling to bathroom and ensuite
- Roca Sanitaryware
- Chrome Heated Towel Rails to bathroom and ensuite
- Inset ceiling lights to kitchen, bathroom and ensuite
- Light and power to garages
- NHBC Cover

Location:

Attleborough is a historic market town in the heart of the Norfolk countryside, between Thetford and Norwich, just off the A11.

Attleborough offers local amenities including independent stores and supermarkets for daily shopping. There is a weekly market, an attractive selection of pubs and restaurants, alongside community sports facilities which include a leisure centre and fitness gym. Further afield, the vast surroundings of Thetford Forest offers everything from multiple walking and cycling routes, to tree-top rope courses and Segway trails.

The town is ideally situated for regular commuting with easy access into Norwich by train, taking around 20 minutes from Attleborough station. Trains to Cambridge are also readily available taking about an hour. Attleborough has a good range of primary and secondary schools situated within the town itself, while Wymondham College is located just a few miles away.

The Accommodation:**Living Room**

17' 9" x 11' 11" (5.41m x 3.63m)

Kitchen / Dining Room

18' 9" x 10' 8" (5.71m x 3.25m)

Master Bedroom

11' 3" min x 11' 2" min (3.43m min x 3.40m min)

Master En-Suite**Bedroom Two**

11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom Three

11' 11" x 7' 10" (3.63m x 2.39m)

Family Bathroom**Distance By Road:**

Train Station - under 1 mile

A11 - 1 mile

Wymondham - 8 miles

Thetford - 15 miles

Norwich City Centre - 16 miles

Cambridge - 50 miles

London - 102 miles

Agents Note:

Please note that the internal photos may be of another plot on the site and are for illustrative purposes only. The external CGI is indicative only.

*Floor plan - asterix on the hall window to plot 151 only

Estates Charge

Estate Charges for this development are approximately £212.73 per plot, per annum. Further information can be supplied from the sales representatives.



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welcome to

White House Park Buckenham Road, Attleborough

- Brand New Three Bedroom Detached Home
- Sleek, fully fitted kitchen with open plan dining area
- Living room with patio doors to the rear garden
- Cloakroom, family bathroom & en-suite
- Money-saving wastewater heat recovery system & solar panels

Tenure: Freehold EPC Rating: TBC

£315,000



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Property Ref:
ATB110143 - 0006

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

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