



Pendragon

THE STORY OF

Pendragon

Attleborough, Norfolk

SOWERBYS



THE STORY OF

Pendragon

Attleborough Road, Rockland All Saints, Attleborough, Norfolk
NR17 1UE

Charming Cottage

Two Fine Reception Rooms

Kitchen Breakfast Room

Utility Kitchen

Shower and Cloakroom

Three First Floor Bedrooms

Box Room/Study

Modern Family Bathroom

Garage and Outbuilding

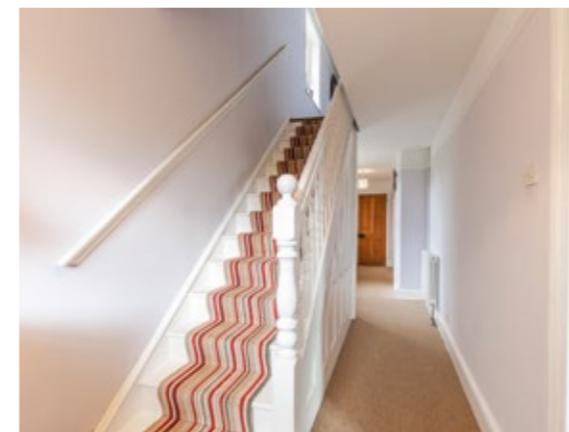
Approx 160ft Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Pendragon is an enchanting period cottage, offering a surprising sense of space and an abundance of character throughout. Features such as open fireplaces, and traditional sash windows add to its timeless appeal.

The front-facing sitting room is both inviting and atmospheric, centred around an elegant open fireplace with a striking marble surround, complemented by a sash window that allows natural light to filter in. The dining room is equally well-proportioned and characterful, also benefiting from a charming fireplace.

To the rear, the property offers two well-equipped kitchens, each providing ample storage, cooking facilities and space for dining. One of the kitchens enjoys double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A neatly presented shower room and cloakroom complete the ground floor accommodation.

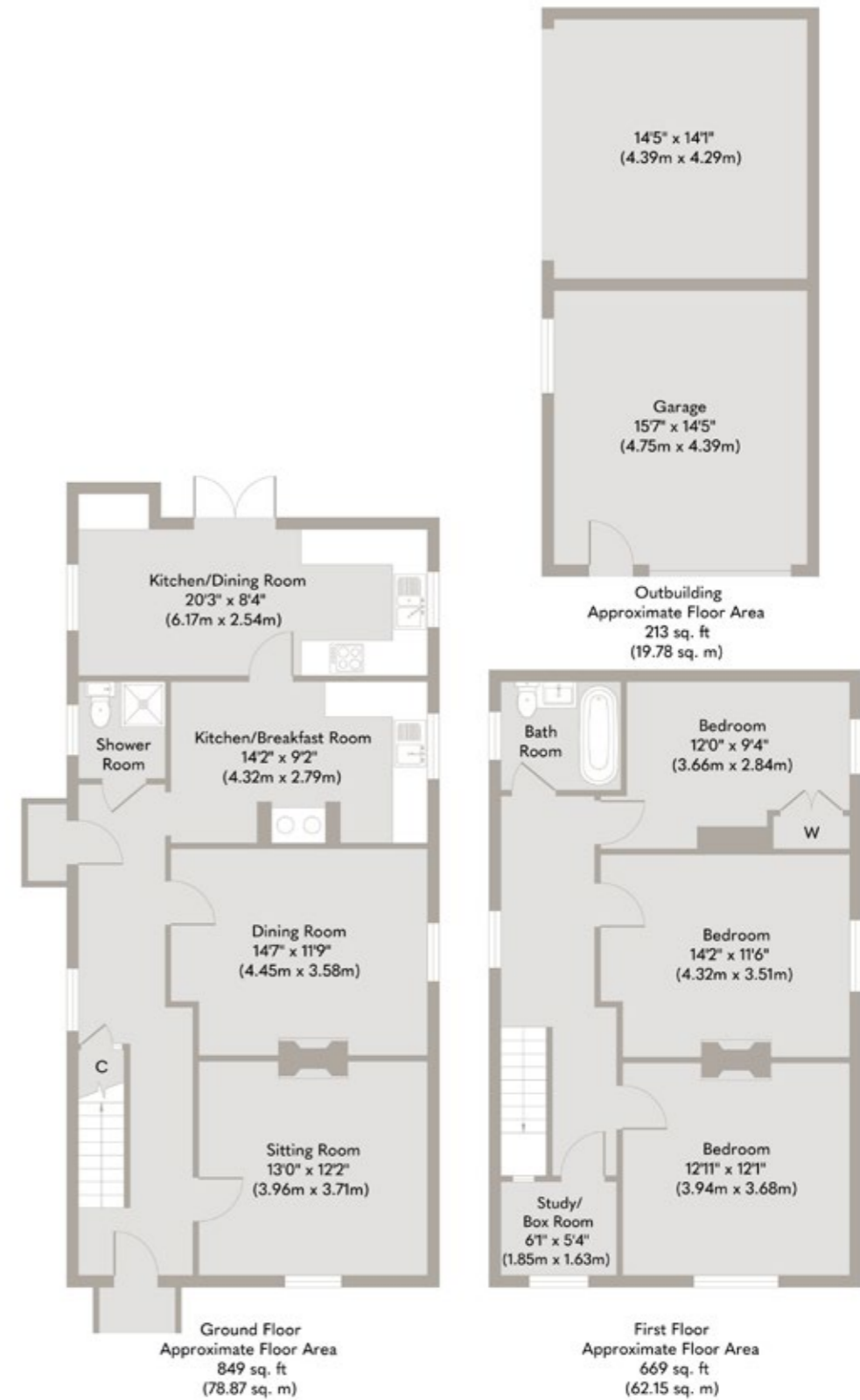
Upstairs, the first floor comprises three generously sized bedrooms, along with a versatile box room or study, and a modern family bathroom.

Externally, the property is equally appealing. To the front, a gravelled driveway provides parking and access to the garage, while mature hedging ensures a good degree of privacy. The side garden features an attractive box bed with a rose garden, and to the rear, the garden extends to approximately 160 ft, laid mainly to lawn and complemented by an orchard, mature boundaries and a selection of useful outbuildings.



Character features throughout, from sash windows to open fireplaces.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

Attleborough

A THRIVING
MARKET TOWN

Attleborough is a vibrant market town in south-west Norfolk that blends historic charm with modern everyday living. Positioned about 15–16 miles south-west of Norwich, 13 miles from Thetford and well served by the A11, the town offers excellent connectivity by road and rail, including direct train services to Norwich, Cambridge and beyond, making it an attractive choice for commuters and families alike.

The town centre delivers a lively lifestyle scene with a mix of independent shops, boutiques and cafés along with essential services. Attleborough hosts a traditional weekly market on Thursdays, where fresh produce, artisan goods and seasonal finds bring the community together. Supermarkets such as Sainsbury's and Lidl meet everyday needs, while local favourites, from artisan coffee at The Coffee Lounge to classic pub meals at The Griffin and contemporary dining at The Mulberry Tree, enhance daily life.

Green spaces and recreational amenities are part of the town's appeal. Gaymers Meadow and Queen's Square offer places to relax and enjoy outdoor time, while walking and cycling routes through the surrounding countryside, including the Tas Valley Way, provide scenic options for weekends and leisure. Families are well catered for with a range of educational options from nursery through secondary level, alongside community facilities, sports clubs and social groups that give Attleborough a strong sense of local connection and activity.

Attleborough's lifestyle is defined by its community energy, variety of amenities, excellent transport links and easy access to countryside and city attractions, offering residents a balanced and rewarding place to live on the edge of Norfolk's broader landscapes.



Note from sowerbys



“An enchanting period cottage offering a sense of space and timeless character.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 9325-2887-7203-9894-2471.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///vies.grinning.starring

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

