



Bryony Way, Attleborough, NR17

Guide Price £310,000

DONNA VINCENT
exp

- Ref:DV1198
- Built by the highly regarded Norfolk Homes
- Three-bedroom detached family home
- Underfloor heating throughout the ground floor
- Spacious kitchen/dining room with separate utility/cloakroom
- Generous lounge with versatile study/playroom
- Master bedroom with en-suite shower room
- Beautifully landscaped enclosed rear garden
- Garage and driveway providing off-road parking
- Vendor has found their onward purchase

Council Tax Band: D **Tenure:** Freehold

Introduction

Built by the highly regarded Norfolk Homes, this beautifully presented three-bedroom detached family home offers stylish, well-planned accommodation with quality finishes throughout, making it an ideal home for modern family living.

The property benefits from underfloor heating throughout the ground floor, with radiators serving the first floor, and comprises a welcoming entrance hall, spacious lounge, a versatile study/playroom, a contemporary kitchen/dining room, and a practical utility room with cloakroom. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys a beautifully landscaped, enclosed rear garden, providing an ideal space for relaxing and entertaining, together with a garage and driveway offering off-road parking. Combining quality construction, spacious accommodation and a sought-after setting, this superb Norfolk Homes property is perfectly suited to families, professionals or those looking for a home that's ready to move straight into.

Accommodation Comprises:

Ground Floor

Entrance Hall Composite front entrance door leading into the welcoming entrance hall. Built-in storage cupboard with hanging rail and shelving, stairs rising to the first floor, and doors leading to the lounge, kitchen/dining room and utility room/cloakroom. Underfloor heating.

Cloakroom/Utility Room Fitted with a WC and wash hand basin set into a worktop with cupboard below, wall-mounted gas boiler, space and plumbing for a washing machine, space for a tumble dryer, and underfloor heating.

Lounge A spacious lounge featuring an attractive electric fireplace, side aspect uPVC window, underfloor heating, and uPVC patio doors leading through to the study/playroom.



Garden Room/Study A versatile garden room of uPVC construction on a brick plinth with a solid roof, enjoying uPVC patio doors opening onto the patio area. A flexible space, ideal for use as a home office, study, playroom, hobby room or additional sitting area.

Kitchen/Diner A well-appointed kitchen/dining room fitted with a range of matching wall and base units with worktops over, incorporating a one and a half bowl sink unit, five-ring gas hob with cooker hood above, and a built-in mid-height double oven with cupboards above and below. There is space for an American-style fridge/freezer, space and plumbing for a dishwasher, and a useful built-in understairs storage cupboard.

The room also offers ample space for a dining table and chairs, making it ideal for everyday family living and entertaining. Door leading through to the lounge and a part-glazed external door providing access to the driveway. Underfloor heating.

First Floor

Landing Access to the loft space and twin-opening airing cupboard housing the hot water cylinder with fitted shelving.

Bedroom 1 A generous double bedroom enjoying a dual aspect, fitted with a built-in double wardrobe with hanging rail and shelving. **En Suite** Fitted with a walk-in shower cubicle with sliding shower door, WC and wash hand basin set within a vanity unit, together with a chrome heated towel radiator.



Bedroom 2 A double bedroom with aspect to the side, featuring a built-in mirrored sliding wardrobe.

Bedroom 3 A further double bedroom with aspect to the front, benefiting from a built-in mirrored sliding wardrobe.

Bathroom Fitted with a panelled bath with shower mixer tap, WC, and wash hand basin set within a vanity unit, together with a chrome heated towel radiator.

Outside To the front of the property, a paved pathway leads from the pavement to the front entrance door, complemented by attractive lavender borders. To the right-hand side is a brick-weave driveway providing off-road parking for two vehicles and leading to the garage. A timber gate to the side of the property provides access to the rear garden. The rear garden has been beautifully landscaped and is predominantly laid to lawn with well-stocked flower and shrub borders. A patio area provides an ideal space for outdoor seating and entertaining, while the garden is enclosed by a combination of brick walling and fencing, creating a private and attractive outdoor space.

Garage Single garage with up-and-over door, benefiting from light and power.

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.

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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		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		