



2 | School Close | Attleborough | NR17 1ZS

£425,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Executive four bedroom detached new build, set within an exclusive development
- Built to a high specification with quality finishes throughout by a reputable local builder
- 24'10 kitchen/diner with doors opening onto the rear garden, plus a separate utility room
- Spacious entrance hall, dual aspect 14'4 lounge and separate study
- Four well proportioned bedrooms, three benefiting from built-in wardrobes
- Family bathroom, en-suite shower room and separate ground floor W.C.
- Enclosed rear garden with patio area, side access and outside tap
- Single garage with personnel door and driveway parking
- Benefiting from air source heating, with underfloor heating to the ground floor
- Includes the benefit of a 10-year insurance-backed warranty

About the Property

If you are looking for a new build home that truly stands out, this executive style four bedroom detached house on the exclusive School Close development, just off London Road in Attleborough, is a must see.

Finished to a high specification throughout, the ground floor offers a spacious entrance hall with storage, a 9'6 study with built in cupboard, a cloakroom, a 14'4 dual aspect lounge, and an impressive 24'10 kitchen/diner spanning the rear of the property, with doors opening directly onto the garden. A separate utility room is conveniently located off the kitchen.

Upstairs, the property provides four well proportioned bedrooms and a modern family bathroom. Three of the bedrooms benefit from built-in wardrobes, with the main bedroom further enhanced by an en-suite shower room.

Built by a respected local independent developer, careful attention has been given to the finer details throughout. From the tiled porch at the front of the property through to the quality finishes within, this home has been thoughtfully designed with both style and practicality in mind. The ground floor is finished with Karndean flooring, complemented by oak internal doors and an oak handrail to the staircase, while the first floor benefits from soft carpeting. Further features include air source heating, underfloor heating to the ground floor, and the reassurance of a 10-year insurance-backed warranty.





The Outside

Set back from the road, the property benefits from a single garage with tandem off-road parking for two vehicles in front, positioned on a tar and chip driveway to the side. Laurel hedging and fenced boundaries to the front create an attractive frontage.

To the rear, the enclosed garden is mainly laid to lawn with a patio area ideal for outdoor seating and entertaining, all enclosed by fencing. The property also benefits from side access, an outside tap and air source heating.

The Location

School Close is a small executive development of just eight properties, built by a local and reputable builder. The site comprises a mix of two, three and four bedroom homes, perfectly positioned next to Rosecroft Primary School, where a new convenience store is currently under construction, and just off London Road, making it an excellent choice for families and those needing easy access to the A11.

Nestled in the heart of Norfolk, Attleborough is a thriving market town that perfectly blends traditional charm with modern convenience. With its weekly market, a range of good schools, and an ever-growing selection of independent shops, cafés, and restaurants, it's easy to see why Attleborough is so popular with both families and commuters.

The town benefits from superb transport links, including a mainline railway station with direct services to Norwich and Cambridge, as well as convenient access to the A11. Surrounded by picturesque countryside and close to Thetford Forest, Attleborough offers a relaxed, community-focused lifestyle with all essential amenities right on your doorstep.

Directions

Head out of Attleborough on London Road. Go past the turning to Goldfinch Drive on your right-hand side, and just before you reach Rosecroft Primary School, the entrance to School Close will be on your right-hand side.

Agents Note

Please be advised that the property is a new build. We understand that it benefits from a 10-year insurance-backed warranty provided by the builder; however, we have not yet been provided with the supporting documentation.

A management company will be formed for the ongoing upkeep and maintenance of School Close. Confirmation of the annual service charge is currently being finalised by the solicitors, and further details will be provided once available.

Please also note that the property is not yet connected to the mains sewerage system. This connection is scheduled to be completed by the end of March 2026.

The EPC is currently awaited

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

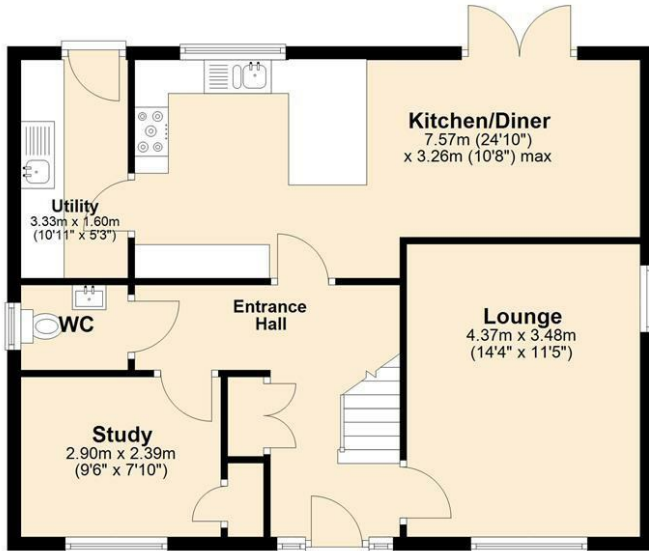
Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any



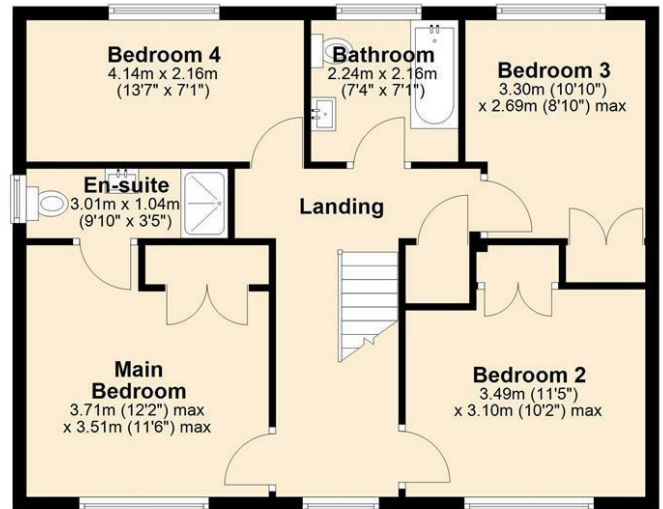
Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



First Floor

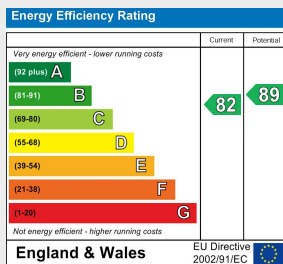
Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 131.0 sq. metres (1410.5 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: New Build
Local Authority: Breckland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
 sales@butterflyhomes.co.uk
 www.butterflyhomes.co.uk
01603 870870



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