



2 Warrens Lane
Attleborough | Norfolk | NR17 1YL

 FINE & COUNTRY

PRIDE OF PLACE



In a desirable location, walking distance from the town centre but with greenery and mature trees around, this home impresses right from the start.

Perfectly positioned for amenities and transport links, it feels nicely tucked away from the hustle and bustle, so you have the best of both worlds here.

Completed just four years ago, it offers you an easy move, into an immaculate home with no work to do.



KEY FEATURES

- A Detached Modern Family Home situated within Walking Distance of the Town Centre of Attleborough
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Dining Room with Bi-Fold Doors to the Garden
- Separate Utility Room and Ground Floor WC
- Sitting Room with Feature Media Wall and Inset Fire
- Enclosed Landscaped Garden with Undercover Decked Area
- Double Garage with EV Charging Point and Driveway providing Parking for Several Vehicles
- The Accommodation extends to 1,771 sq.ft
- Energy Rating: B

If you're looking for a home that's spacious and low maintenance, light and bright, this is the one for you. It's on a small and desirable development, walking distance from the shops, schools, station and more, yet you look out over an area of grass and woodland, so it feels surprisingly open and verdant.

Easy Living

The property is just four years old and has been home to the owners since new. They came across the development when this house was little more than a few part-built walls, so they were able to have input into the kitchen, bathrooms, tiling, flooring and more, creating their perfect home. And what a home it is! It's been a happy place full of memories, family celebrations and more, and as the owners reluctantly move on, you could soon be enjoying all that it has to offer.

Space To Socialise

Step inside and straight away the entrance hall sets the tone for what's to come, being both spacious and bright. To one side you have the sitting room, with plenty of room for family games or movie nights. The kitchen is the real heart of the home and runs the full width of the house. It's an attractive and elegant room, beautifully styled and offering room for a large family table, as well as having bifold doors opening up for an effortless flow to the garden beyond. The owners are sociable people and love having this entertaining space, making the most of it and hosting family and friends on many occasions. There's also a separate utility room and cloakroom on the ground floor. Upstairs, all four bedrooms are a good size. The principal bedroom has an en-suite shower room and the rest of the bedrooms share a family bathroom. Three of the rooms have built-in storage - a welcome and practical touch.





KEY FEATURES

Town And Country

The owners have recently landscaped the garden. The rear garden is ideal for al fresco dining, with a stone dining area outside the bifold doors. Steps lead up to an undercover decked area where the owners have their hot tub, so you could use this for the same purpose, or you could set up your table and chairs here for outdoor dining even when the weather doesn't quite co-operate! It's an enclosed garden and safe for children playing out - the grass to the front of the property is a communal area but would also be perfect for kids, giving them plenty of space with no need for you to maintain it! The owners have dogs and confirm that there are lots of lovely walks around here, taking you along public footpaths and through the countryside. As previously mentioned, the centre of Attleborough is within walking distance, so it's easy to get out and about and teens will love being able to head out on their own to call for friends or go to the shops. The train station is also within easy walking distance, so you can head up to Norwich, over to Cambridge or down to London. You're also close to the A11, so nipping up to the city or out of the area is a breeze.





















INFORMATION



On The Doorstep

The bustling market town of Attleborough offers a wide variety of shops and services including a Sainsbury's supermarket and both dentist and doctors surgeries, whilst the town also has a well regarded school, good sporting and leisure facilities, and a wide range of social activities. The attractive town centre of Wymondham is just 6 miles distant and has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To?

The cathedral city of Norwich is less than a 30 minutes drive to the north-east via the main trunk road, the A11, and provides a wider variety of shopping and commercial and leisure facilities. These include a full range of sports clubs and societies, restaurants and high street stores. Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital. You will find a modern cultural city, with beautiful heritage, nightlife, sophisticated shopping, mouth-watering restaurants, main line rail link to London Liverpool Street and an international airport.

Directions

Leave Norwich heading south on the A11, Newmarket Road, bypassing the market town of Wymondham and the village of Spooner Row. As you head along the A11 take the B1077 exit towards Watton. Turn right onto the B1077 and then left onto Warrens Lane. The property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Solar Panels and EV Charger

Fibre to Premises Broadband Available - vendor uses SKY

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Breckland District Council - Council Tax Band E

Freehold

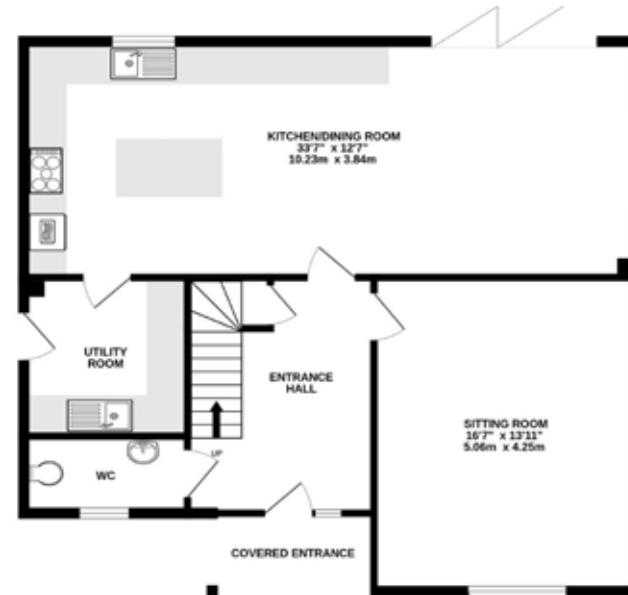
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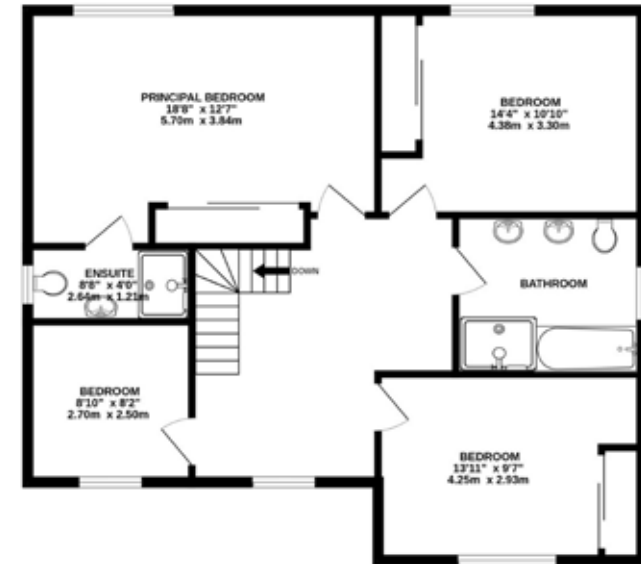
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OUTBUILDING
402 sq.ft. (37.3 sq.m.) approx.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

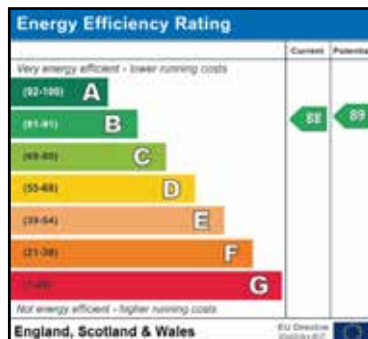


1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.

MAIN HOUSE

TOTAL FLOOR AREA : 1771sq.ft. (164.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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