



Whitehouse Lane, Attleborough NR17

Guide Price £575,000

DONNA VINCENT
exp

- Ref:DV1198
- Exclusive development of just four detached homes
- Approximately 1,900 sq ft of beautifully presented accommodation
- Four double bedrooms, three with built-in wardrobes
- Main bedroom with walk-in wardrobe and en-suite
- Stunning kitchen/breakfast room with quartz worktops and integrated appliances
- Three reception rooms including Lounge with wood-burning stove, Study and Dining Room
- Landscaped rear garden with artificial lawn and patio
- Double garage and generous driveway parking
- Attractive field views to the front and finished to a high specification throughout

Council Tax Band: F

Tenure: Freehold

Introduction

Occupying a prominent road frontage position on an exclusive development of just four individually designed homes, this exceptional detached family residence extends to just under 1,900 sq ft and has been finished to a high specification throughout.

The property enjoys an attractive frontage enclosed by post and rail fencing, with the double garage and driveway accessed via a shared driveway to the side.

The beautifully presented accommodation comprises a welcoming 22ft entrance hall, spacious dual-aspect lounge featuring a fireplace with wood-burning stove and twin French doors opening onto the patio, separate dining room, study, cloakroom, utility room, and an impressive kitchen/breakfast room fitted with stylish matching wall and base units, quartz worktops and a comprehensive range of integrated appliances. The kitchen also benefits from twin French doors opening onto the rear patio, creating an ideal space for both family living and entertaining.

The first floor is equally impressive, with a spacious 22ft landing, four well-proportioned bedrooms, three benefiting from built-in wardrobes. The main bedroom enjoys a walk-in wardrobe together with a stylish en-suite shower room, while the remaining bedrooms are served by a luxurious four-piece family bathroom.

Externally, the landscaped rear garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn, decorative planting and shrub borders, all enclosed by fencing to provide a private outdoor space. To the front, the property enjoys attractive field views, enhancing its semi-rural setting.

Combining generous living space, high-quality finishes and a sought-after location, this outstanding home offers an exceptional opportunity for families seeking stylish modern living in an exclusive setting.



Accommodation Comprises:

Ground Floor

Entrance Hall Composite front entrance door leading into an impressive and spacious entrance hall with staircase rising to the first floor, inset ceiling spotlights, and attractive oak internal doors leading to the study, lounge, dining room, and kitchen/breakfast room. A built-in double cupboard houses the pressurised hot water cylinder, underfloor heating manifold, fuse box and timer controls. The ground floor benefits from underfloor heating throughout.

Study A bright and versatile double-aspect study, ideal for those working from home, featuring inset ceiling spotlights.

Lounge A superb dual-aspect reception room enjoying an abundance of natural light. The focal point is an attractive fireplace housing a wood-burning stove, creating a warm and inviting atmosphere. Twin opening patio doors with adjacent full-height glazed side panels open directly onto the patio area, seamlessly blending indoor and outdoor living. Two separate entrance doors provide access from either end of the room.

Dining Room A well-proportioned dining room with a window to the side aspect, inset ceiling spotlights, and ample space for a family dining table and chairs, making it ideal for both everyday meals and entertaining guests.



Kitchen/Breakfast Room A stunning and beautifully appointed kitchen/breakfast room, fitted with a stylish range of matching wall and base units complemented by quartz work surfaces. The kitchen incorporates an induction hob with cooker hood above, a mid-height double oven with cupboards above and below, integrated fridge/freezer, integrated dishwasher, integrated waste bins, and a water softener.

A central island with quartz worktop provides a useful breakfast bar, creating an excellent social space for everyday family living and entertaining. Twin opening patio doors with full-height glazed side panels lead directly onto the patio and rear garden, flooding the room with natural light. A door leads through to the utility room.

Utility Room Fitted with matching wall and base units complemented by quartz worktops, incorporating an inset sink with cupboard below. There is space and plumbing for a washing machine, space for a tumble dryer, and a tall storage cupboard. Inset ceiling spotlights, a part-glazed external door leading onto the patio area, and an internal door through to the cloakroom complete this practical utility space.

Cloakroom Fitted with a stylish contemporary suite comprising a WC and a quartz vanity surface with an inset wash hand basin and cupboard beneath. Further benefits include a wall-mounted illuminated vanity mirror and recessed ceiling spotlights.

First Floor

Landing A spacious galleried landing with access to the loft space, radiator, and doors leading to all four bedrooms and the family bathroom.

Main Bedroom Suite A superb bedroom suite offering a generous dual-aspect room, flooded with natural light and providing an excellent retreat. A door leads through to the walk-in wardrobe and en-suite shower room.

Dressing Room A superb walk-in dressing room fitted with a high-level hanging rail and deep fitted drawer units with a quartz worktop above, providing excellent storage and wardrobe space. Further benefits include inset ceiling spotlights and a radiator, creating a bright, comfortable and practical dressing area.

En Suite Beautifully appointed with a contemporary suite comprising a walk-in shower with sliding glazed door, fitted with a rainfall shower head and separate handheld shower attachment. Vanity unit with quartz worktop incorporating an inset wash hand basin with cupboard below, illuminated mirror above, WC, chrome heated towel rail, electric underfloor heating, and inset ceiling spotlights.

Bedroom 2 A generous double bedroom with a window to the rear aspect, featuring a full wall of fitted wardrobes with mirrored centre doors, providing excellent hanging and storage space. Radiator.





Bedroom 3 A well-proportioned double bedroom fitted with wardrobe cupboards incorporating mirrored doors, and radiator.

Bedroom 4 A good-sized fourth bedroom with a window to the front aspect and radiator.

Family Bathroom A luxurious four-piece family bathroom fitted with a contemporary suite comprising a panelled bath, walk-in shower with sliding glazed screen, WC, and a quartz vanity unit incorporating an inset wash hand basin with cupboard beneath. Further benefits include an illuminated wall-mounted mirror, chrome heated towel rail, tiled flooring with electric underfloor heating, and inset ceiling spotlights.

Outside To the front, the property enjoys an attractive road frontage with a paved pathway leading to the entrance door, enclosed by post and rail fencing and complemented by decorative shrubs and planting.

A private shared gravel driveway to the side provides access to the property's driveway, offering ample off-road parking in front of the detached double garage.

The rear garden has been thoughtfully landscaped for ease of maintenance and enjoyment, featuring an Indian sandstone patio and pathway, an artificial lawn, and well-stocked decorative flower and shrub borders. There is gated access into the rear garden, together with pathways on both sides of the property providing convenient dual access from the front. The rear garden also houses the property's submerged treatment plant.

Double Garage Detached double garage fitted with an electric remote-controlled roller door, together with light and power. A personnel door to the side provides convenient access directly into the rear garden.

Agents Note Prospective purchasers are advised that the Norwich to Cambridge mainline railway is situated a short distance from the property.





(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

79 C

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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.

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