



7 | School Close | Attleborough | NR17 1ZS

Guide Price £220,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

- Guide Price £220,000 - £230,000
- Two bedroom new build mid terrace home in an exclusive development of eight homes
- Built to a high specification with quality finishes by a local, reputable builder
- Entrance hall, cloakroom, and lounge
- Kitchen diner spanning rear of property with double doors leading to the garden
- Two bedrooms, both with built in storage, and a bathroom off the landing
- Enclosed rear garden, laid to lawn with patio area
- Tandem off-road parking for two vehicles to the front
- Air source heating with underfloor heating to ground floor
- 10 year insurance backed warranty

About the Property

If you are looking for a high quality new build home, this attractive two bedroom mid terrace property on the exclusive School Close development, just off London Road in Attleborough, is well worth viewing.

Finished to an excellent standard throughout, the accommodation comprises an entrance hall, a spacious lounge measuring 13'11" (max), and a generous 14'7" kitchen/diner that spans the rear of the property. The kitchen is fitted with an integrated oven and fridge, and patio doors opening onto the enclosed rear garden. A convenient ground floor WC completes this level.

Upstairs, the property offers two well proportioned bedrooms, both with built in wardrobes, and a modern family bathroom. The home is finished with Karndean flooring on the ground floor, soft carpeting upstairs, oak internal doors, and an oak handrail to the staircase. Additional benefits include air source heating, underfloor heating to the ground floor, a tiled porch canopy, and the reassurance of a 10-year insurance-backed warranty.

Built by a respected local independent developer, careful attention has been given to the finer details throughout, creating a stylish, practical, and energy-efficient home in a highly regarded location.





The Outside

Set back from the road, the property features tandem off-road parking for two vehicles on a tar and chip driveway, with laurel and fenced borders creating an attractive frontage.

To the rear, the enclosed garden measures approximately 31'5" x 16'3" and is mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining. The space is fully enclosed by fencing and benefits from rear access via a gate, 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, just before the new co-op.

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.

There is an annual estate management charge, estimated to be in the region of £150 per annum, payable for the upkeep of communal areas. This charge will become payable once the development is completed.

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 recommended provider, and details of any such arrangements are available upon request.

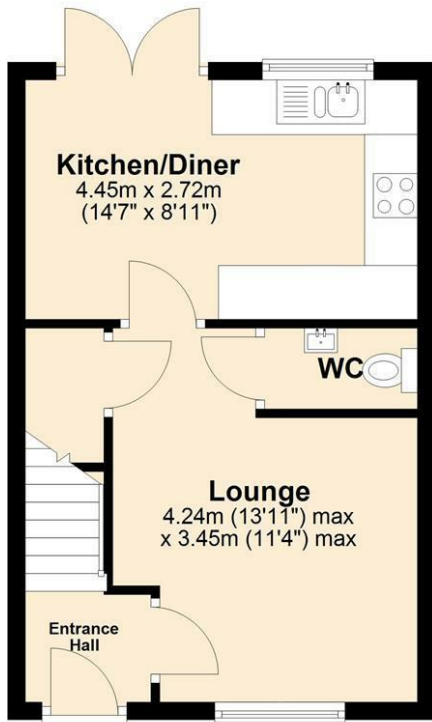
GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.



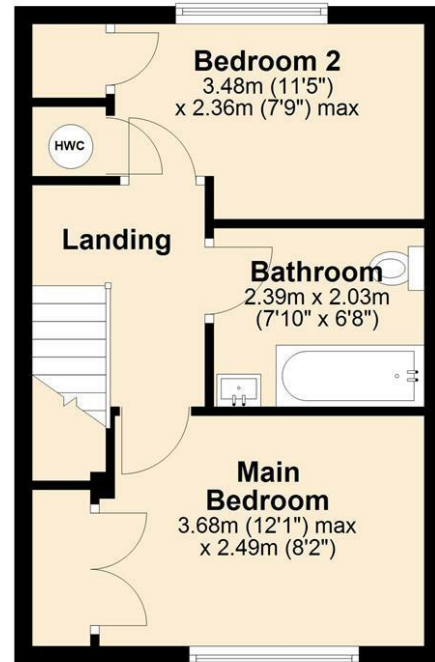
Ground Floor

Approx. 31.1 sq. metres (335.3 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.6 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.

Energy Efficiency Rating	
Current	Potential
89	97

Very energy efficient - lower running costs

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN