



Nuthatch Way, Attleborough NR17

Guide Price £400,000

DONNA VINCENT
exp

- Ref: DV1198
- Spacious four-bedroom detached family home
- Three additional well-proportioned bedrooms and a contemporary family bathroom
- Generous open-plan kitchen/diner perfect for family living and entertaining
- Separate study ideal for home working
- Large, bright lounge with ample natural light
- Superb master bedroom with dressing area and modern en-suite
- Immaculate and beautifully presented throughout
- Located on the highly sought-after Grosvenor Park development
- Garage, driveway parking, and a well-maintained rear garden

Council Tax Band: E

Tenure: Freehold

Introduction

An immaculate and beautifully presented four-bedroom detached family home, ideally situated on the highly sought-after Grosvenor Park development. Offering approximately 1400 sq ft of well-designed living space, this impressive property features a generous kitchen/diner, a separate study, a spacious lounge, and a superb master bedroom complete with dressing area and en-suite. With three further bedrooms, a modern family bathroom, a garage, and a well-maintained garden, this truly is a wonderful home perfect for family living.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door opening into an L-shaped hallway with stairs rising to the first floor. Features include bespoke fitted drawers beneath the stairs, an understairs storage cupboard, radiator, and doors leading to the lounge, kitchen/diner, cloakroom, and study.

Cloakroom Fitted with a WC and vanity unit, half tiled walls, wash hand basin with cupboard below, and radiator.

Lounge A bright, double-aspect room featuring two radiators and UPVC patio doors leading to the rear garden. The room is enhanced by a feature electric stove with a surrounding mantelpiece, creating a welcoming focal point.

Study A double-aspect room featuring a charming stove fireplace with a surrounding mantelpiece. Ideal as a quiet space for working from home.



Kitchen/Diner A bright, double-aspect space with tiled flooring and UPVC patio doors opening onto the rear garden. Features include a generous area for a dining table and chairs, space for an American-style fridge/freezer, and a range of matching wall and base units with a one-and-a-half bowl sink unit. Integrated appliances include a dishwasher, washing machine, induction hob with cooker hood, and a double oven, with the top oven also functioning as a microwave. A radiator completes this practical and stylish kitchen/dining area.

First Floor

Landing With radiator, built-in airing cupboard, and doors leading to all bedrooms and the family bathroom.

Bedroom 1 A fantastic, spacious master bedroom featuring a dressing area as you enter, complete with four built-in double wardrobes with hanging rails and shelving. The main bedroom area is double-aspect, filled with natural light, and includes a radiator.

En Suite Featuring a walk-in double shower with sliding glass door, WC, wash hand basin with vanity unit, and a chrome towel rail.

Bedroom 2 A spacious double-aspect bedroom, enjoying plenty of natural light and fitted with a radiator. Ideal as a comfortable bedroom or versatile space for study or hobbies.

Bedroom 3 A well-proportioned room with front and side aspects, featuring a radiator and convenient access to the loft space. Perfect as a bedroom, guest room, or versatile home space.



Bedroom 4 A bright room with a front aspect, featuring a radiator and a built-in cupboard with shelving.

Family Bathroom Fitted with a bath featuring a shower mixer spray, rail, and shower curtain, along with a WC and wash hand basin set within a vanity unit with a chrome towel rail.

Outside The front of the property is open plan and enjoys views over greenwards. Set on a corner plot, the home is approached via a brickweave driveway providing parking for two cars in front of the garage, with additional parking available to the front if required. The front garden is laid to lawn, extending around the side of the property, with flower and shrub borders and enclosed by wrought iron railings.

To the rear, a timber gate from the driveway leads into the rear garden. This well-designed space offers a paved patio area, several raised planters, and an area of astro turf to the rear, all enclosed by fencing to create a private outdoor setting.

Garage A practical garage with an up-and-over door, complete with light and power, and a side door offering convenient access to the rear garden.

Agents Note - There is a service charge payable for the communal area's of the development to Norwich Management Co which is currently £41 twice per year.

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.





ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

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.



