



8 | School Close | Attleborough | NR17 1ZS

Offers in Excess of £275,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- Beautiful new build 3 bedroom end terrace home on an exclusive development
- Built to a high specification with quality finishes by a local, reputable builder
- Spacious entrance hall, cloakroom, and 11'8" lounge
- 18'1" kitchen-diner with integrated appliances and double doors leading to the garden
- 3 Bedrooms, with the main bedroom benefiting from built-in wardrobes
- Bathroom with bath and separate shower
- 27' x 31'7" rear garden with patio, side access, and outside tap
- Tandem off-road parking for two vehicles to the front
- Air source heating, with underfloor heating to ground floor
- 10-year insurance warranty included

## About the Property

This impressive three bedroom end terrace home, located on the exclusive School Close development just off London Road in Attleborough, offers a stylish and practical living space for modern family life.

The ground floor features a welcoming entrance hall, a 11'8" lounge, and a spacious 18'1" kitchen/diner that runs across the rear of the property. The kitchen is fitted with integrated appliances including an oven, hob, dishwasher, fridge, and freezer, with patio doors opening onto the enclosed rear garden. A useful ground floor WC completes this level.

Upstairs, you'll find three bedrooms, with the main bedroom benefitting from built-in wardrobes, alongside a contemporary family bathroom with both bath and shower.

The property has been thoughtfully finished with Karndean flooring to the ground floor, soft carpeting upstairs, oak internal doors, and an oak handrail to the staircase. Additional features include air source heating, underfloor heating to the ground floor, a tiled porch canopy, and a 10-year insurance-backed warranty.

Built by a respected local independent developer, careful attention to detail ensures a high-quality finish throughout, making this an energy-efficient and attractive home in a highly desirable 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 27' x 31'7" and 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 Notes

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.

## 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.

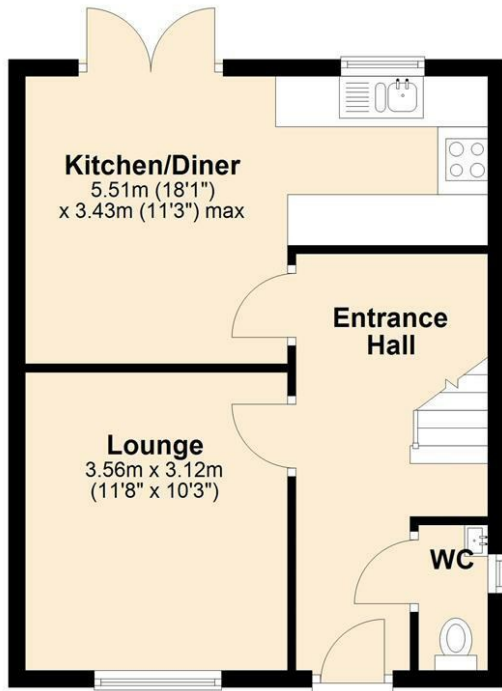
### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using



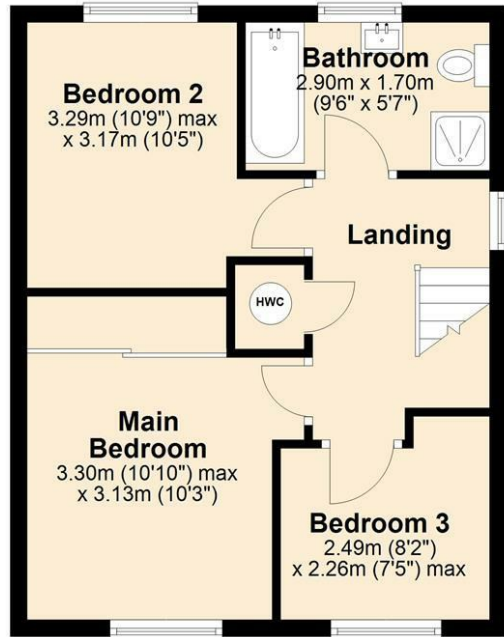
## Ground Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



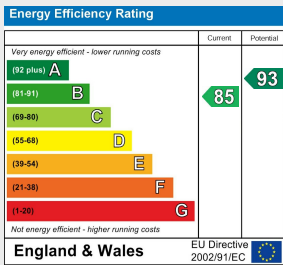
## First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 78.1 sq. metres (840.3 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:** C  
**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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