



FOR SALE | £1,450,000

ROSEN HOUSE

Fiddlers Green, Attleborough, Norfolk NR17 1AL



01603 249049 | hello@leonardjamesproperty.co.uk

Call us on 01603 249049 (8am-8pm, 7 days a week)
or email hello@leonardjamesproperty.co.uk



PROPERTY TYPE



Detached

BEDROOMS



6

BATHROOMS



5

SIZE



5,136 sq ft
477 sq m

A Striking Contemporary Home of Scale, Design and Distinction

Set behind electric gates in a private position, Rosen House offered chain free is a striking contemporary home offering an exceptional level of specification, technology and versatility.

Extending to over 5,136 sq ft, the property has been carefully designed to combine high-quality materials, intelligent systems and well-balanced living space, resulting in a home equally suited to modern family life and entertaining.



GROUND FLOOR

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From the moment you step into the reception hall, the quality of finish is immediately apparent.

A bespoke oak staircase forms a central feature, complemented by smart lighting, integrated ceiling speakers and a fully connected system controlling lighting, heating, security and gates throughout the home.



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A further reception room, currently arranged as a playroom, offers excellent flexibility and could equally serve as a formal dining room or additional sitting room.



A separate study provides a dedicated work-from-home space, positioned for privacy away from the main living areas.

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The principal living space is centred around an impressive lounge/dining room, featuring a bespoke sandstone fireplace with multi-fuel burner and bi-fold doors opening onto the terrace, allowing the garden to become a natural extension of the home.



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At the heart of Rosen House lies a beautifully appointed kitchen, designed with both functionality and entertaining in mind. Quartz work surfaces are complemented by a substantial central island with integrated lighting, while a full suite of premium Neff appliances includes twin slide-and-hide ovens, warming drawer, combination microwave, induction hob, extractor and two dishwashers.

A Samsung American-style fridge freezer and instant boiling water tap complete the space, while a walk-in pantry with illuminated shelving and a separate utility room ensure the practical elements of everyday living are equally well catered for.



FIRST FLOOR

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Upstairs, the first floor offers a generous and well-considered layout.

The principal suite provides a calm and private retreat, complete with its own balcony, dressing room and a luxurious en suite finished in travertine with underfloor heating and integrated audio.



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Three further bedrooms are arranged across this level, many benefiting from en suites, alongside a high-quality family bathroom featuring marble finishes, a jacuzzi bath with integrated television and separate shower.



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A mezzanine-style landing enhances the sense of space and architectural interest.

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A particularly impressive feature of Rosen House is the cinema and games room - a fully equipped entertainment space with Dolby Atmos sound system, bespoke bar, wine coolers, integrated appliances and programmable lighting and curtains, creating a truly immersive environment.



SECOND FLOOR

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The second floor adds a further layer of flexibility, offering two additional rooms and a shower room.



SPECIFICATION

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Throughout the home, the specification is consistently high, including underfloor heating across the ground floor, individual room zoning, air conditioning to key areas, commercial-grade LVT flooring, bespoke cabinetry and high-quality stone surfaces including granite, quartz and travertine. Extensive data wiring and integrated audio further enhance the overall finish.





Externally, the property has been designed with entertaining in mind. The landscaped grounds include an expansive porcelain terrace and a fully equipped outdoor kitchen with commercial-grade pizza oven, play area, charcoal barbecue, stainless steel preparation areas and integrated storage.



PARKING

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The gated driveway provides parking for approximately 8–9 vehicles and is accessed via electric gates with ANPR recognition.

Garaging is a particular feature, with an integral heated double garage - complete with underfloor heating, EV charging and additional integrated appliances - alongside a separate four-bay cart lodge with insulated walls and ceilings, electric doors and loft space above.



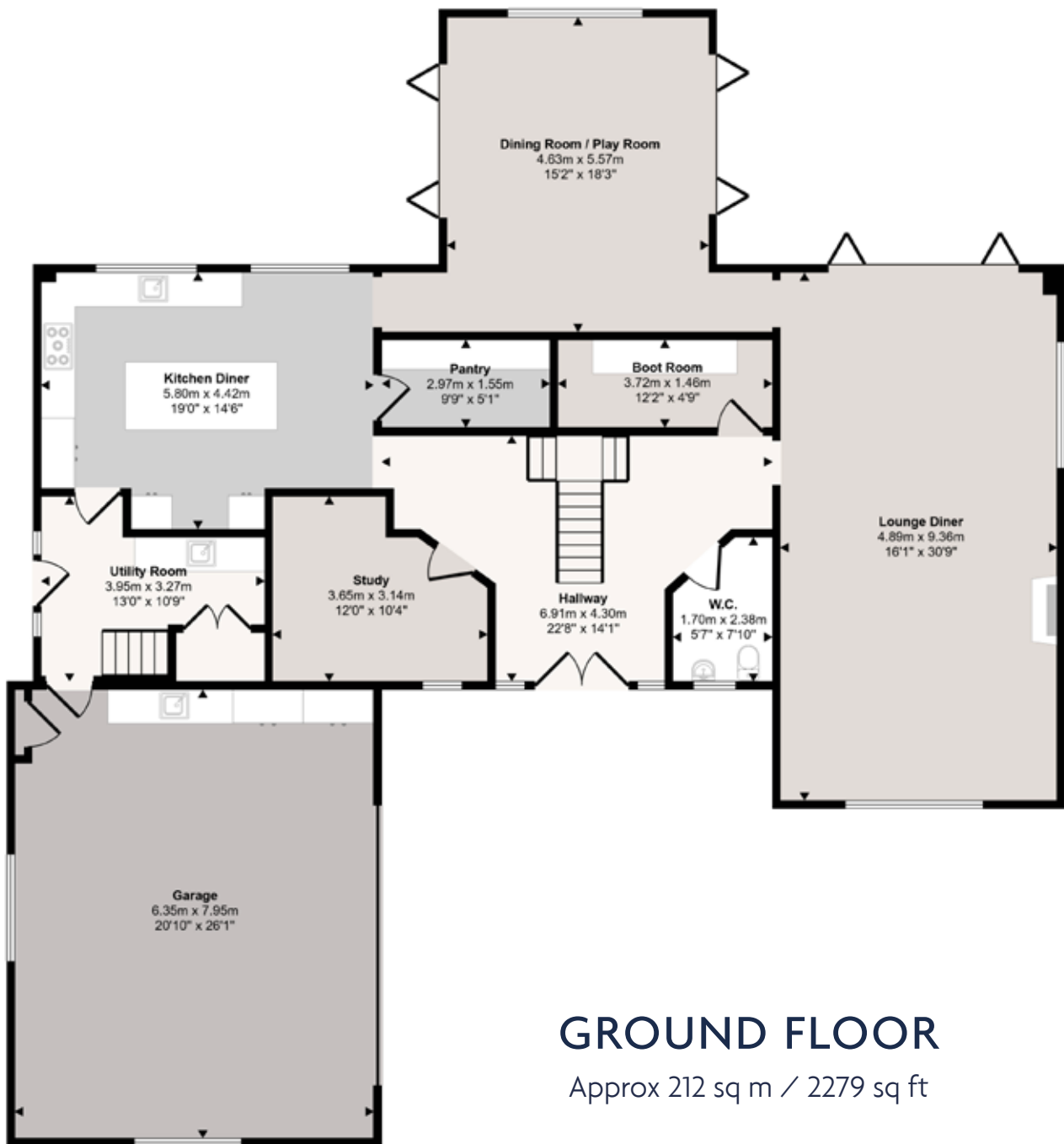
THE LOCAL AREA

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Positioned within Fiddlers Green, Rosen House enjoys a peaceful setting with open views across surrounding countryside, whilst remaining conveniently located for access to Attleborough, Norwich and Cambridge.

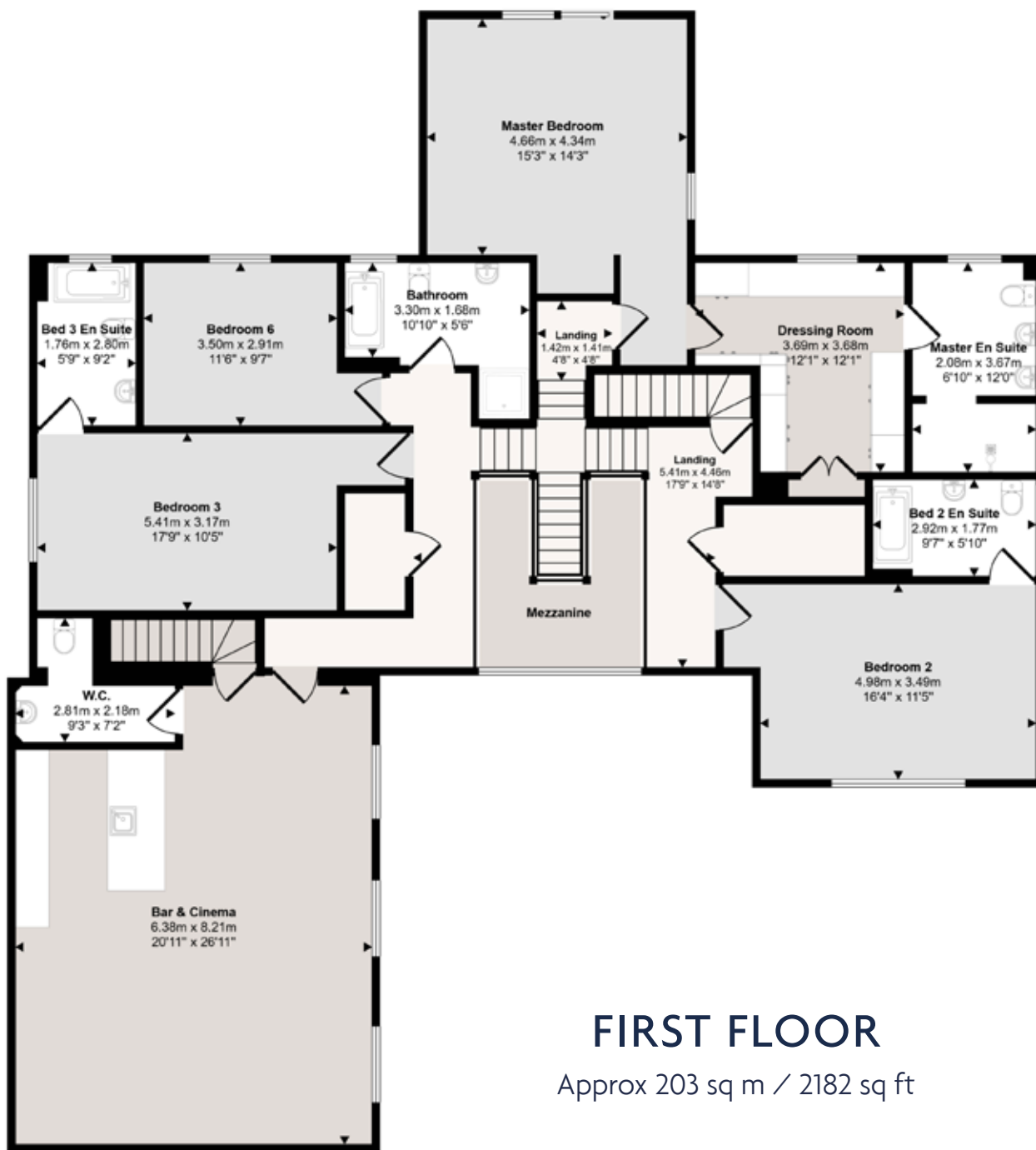


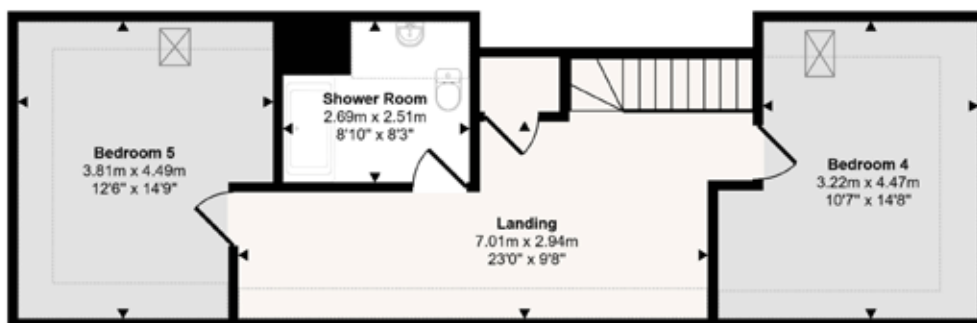


GROUND FLOOR

Approx 212 sq m / 2279 sq ft

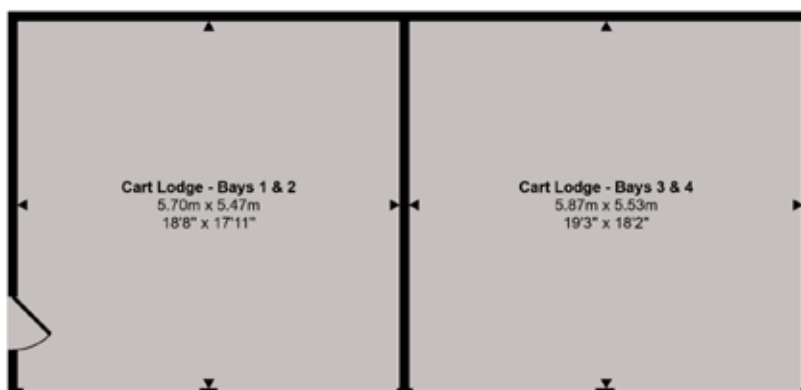






SECOND FLOOR

Approx 62 sq m / 669 sq ft



GARAGES

Approx 64 sq m / 694 sq ft





SERVICES CONNECTED

Mains electric, mains water, private treatment plant.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

A rated EPC.

TENURE

Freehold.



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