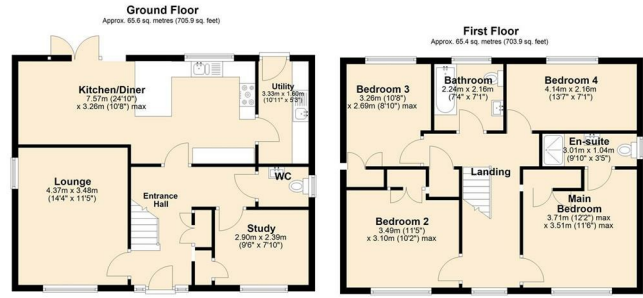




1 | School Close | Attleborough | NR17 1BE

£425,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 131.0 sq. metres (1409.8 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
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	



## Description

An executive style four bedroom detached home, forming part of the exclusive School Close development just off London Road in Attleborough.

Currently under construction, this impressive new build will be finished to a high specification throughout. The ground floor is set to offer a spacious entrance hall with storage, a study with built-in cupboard, a cloakroom, a dual aspect lounge, and a superb kitchen/diner spanning the rear of the property with doors opening directly onto the garden. A separate utility room will be positioned just off the kitchen.

Upstairs, the property will provide four well proportioned bedrooms and a modern family bathroom. Three bedrooms will benefit from built-in wardrobes, with the principal bedroom also featuring an en-suite shower room.

## Key features

- Executive four bedroom detached new build, currently under construction
- Being built to a high specification with quality finishes throughout by a reputable local builder
- Kitchen/diner spanning the rear of the property, plus a separate utility room
- Spacious entrance hall, dual aspect lounge and separate study
- Four well proportioned bedrooms, three benefiting from built-in wardrobes
- Family bathroom, en-suite shower room and separate ground floor W.C.
- Enclosed rear garden with patio area, side access and outside tap
- Single garage with personnel door and driveway parking
- Benefiting from air source heating, with underfloor heating to the ground floor
- 10 year insurance backed warranty, anticipated completion Summer 2026

Council Tax Band & Local Authority: New Build, Breckland  
Deposit Required:

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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