


property details **approval form**

66 Tortoiseshell Drive, Attleborough, Norfolk, England, NR17 1GW

Date: 02 April 2026

Property Ref and Version: ATB110221 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Exchange Street, ATTLEBOROUGH, Norfolk, NR17 2AB

T 01953 452990 E Attleborough@williamhbrown.co.uk

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>> price

guide price £280,000

Tenure: Freehold

>> key features

- > Three bedrooms
- > Open-plan living room
- > Kitchen/diner with breakfast bar
- > Downstairs cloakroom
- > Master bedroom with en-suite
- > Family bathroom
- > Enclosed rear garden with side access
- > Single garage
- > EPC Rating: B

>> short description

A modern three-bedroom home featuring an open-plan living room, kitchen/diner with breakfast bar, master bedroom with en-suite, and an enclosed rear garden with astro turf, patio, and side access.

>> long description

This three-bedroom property provides well-considered and contemporary accommodation, arranged to support comfortable everyday living. On the ground floor, the entrance hallway leads to a spacious open-plan living room.

The kitchen/diner is fitted with a breakfast bar, offering additional seating and preparation space, together with ample storage and worktop surfaces. The open layout allows for a dedicated dining area, creating a functional setting well suited to both daily use and entertaining. A downstairs cloakroom provides further convenience on this level.

To the first floor, the master bedroom benefits from a private en-suite along with built-in wardrobes, providing generous and organised storage. Two additional bedrooms offer flexibility for family accommodation. A well-appointed family bathroom serves the remaining bedrooms.

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Externally, the property features an enclosed rear garden with side access. The garden is laid to astro turf and includes a small patio area, providing a low-maintenance and neatly presented outdoor space suitable for a variety of uses.

>> **directions**

>> **Agent Note**

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>> **room description**

Living Room

Front and side facing window with French doors leading to the rear garden with open plan living

Kitchen/Diner

Complete with breakfast bar and built in appliances, plenty of storage space and side facing window

Cloakroom

W.C and wash basin

Bedroom One

Double bedroom with fitted wardrobes and front and side facing window

En-Suite

Complete with shower cubical, W.C and wash basin

Bedroom Two

Double bedroom front and side facing window

Bedroom Three

Single room with fitted carpet currently being used as a dressing room

Bathroom

Three piece-suite and front facing window

Rear Garden

Laid with astro turf for low maintenance and patio area

Agent Note

The sellers advise that they pay £ 87 per annum as a contribution towards upkeep.

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>> **property images**



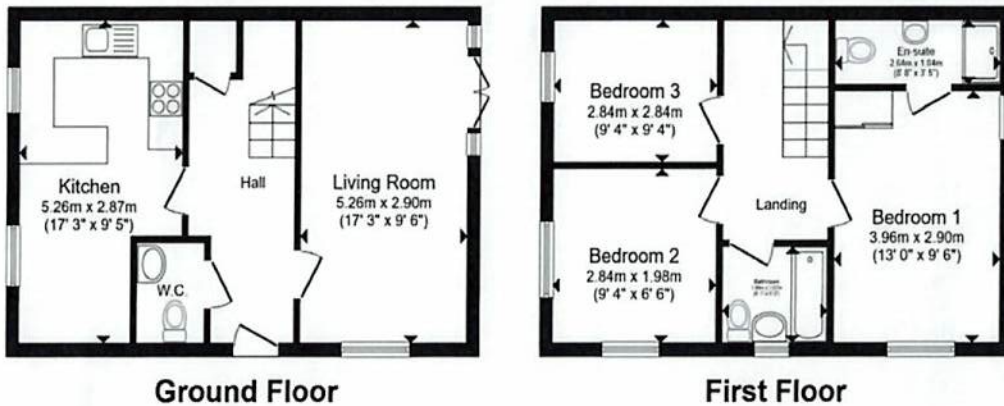
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>> floor plan



Total floor area 81.6 m² (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

| | Signature | Date |
|------------------------|-----------|--------|
| Michael Farrell | | 3/4/26 |
| Mr & Mrs K.&V. Hurrell | | 3/4/26 |