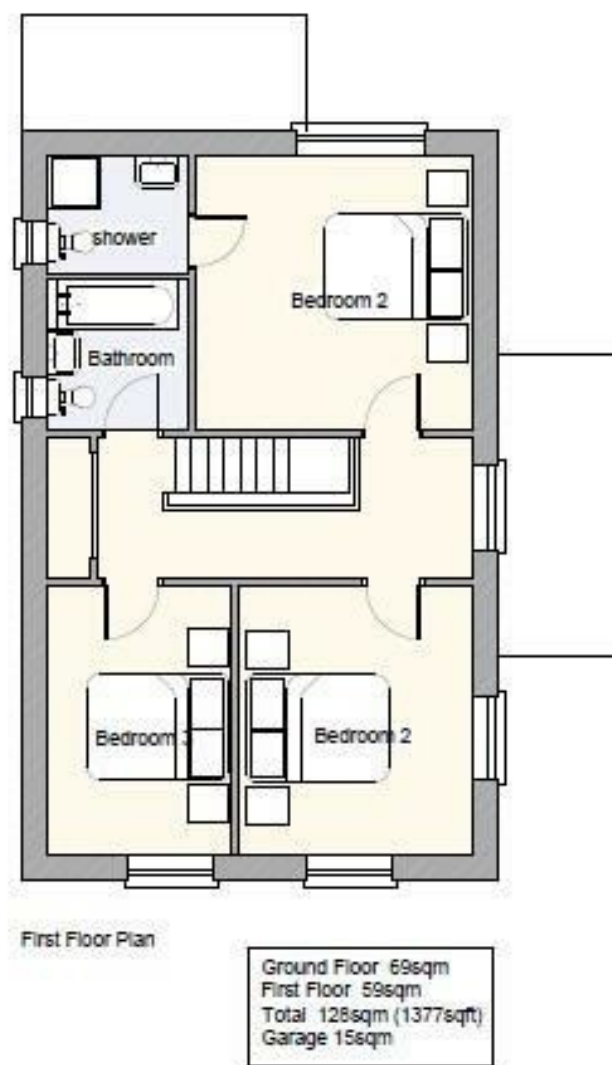




The Pastures | Attleborough | NR17  
 Guide £400,000

abbotFox



Ground Floor 69sqm  
 First Floor 59sqm  
 Total 128sqm (1377sqft)  
 Garage 15sqm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox Land and New Homes presents this outstanding home uniquely designed for The Paddocks, a most impressive collection of just eight, spacious detached homes neatly positioned within an exclusive cul de sac backing onto paddocks and within easy reach of Wymondham College.

This small collection of homes offer exceptional levels of specification throughout. Carefully considered architectural plans have been devised to grant fantastic contemporary layouts complemented by an abundance of natural light.

Plot 6 features a large private rear garden and detached double garage.. This stunning home offers generous accommodation briefly comprising; reception hall, kitchen dining room, sitting room, a useful utility room and WC.

The first floor provides three bedrooms, the principal bedroom feature an en suite. There is a family bathroom off the landing also.

Specific details:

INTERNAL

- Electric air source heating
- Cat 6 network cabling throughout
- Underfloor heating to ground floor
- Gloss white skirting and architraves
- Chrome sockets and switches
- Sealed unit double glazed windows and doors

KITCHEN

- Bespoke designed kitchen
- Neff appliances
- Acrylic or quartz work surfaces

BATHROOMS

