

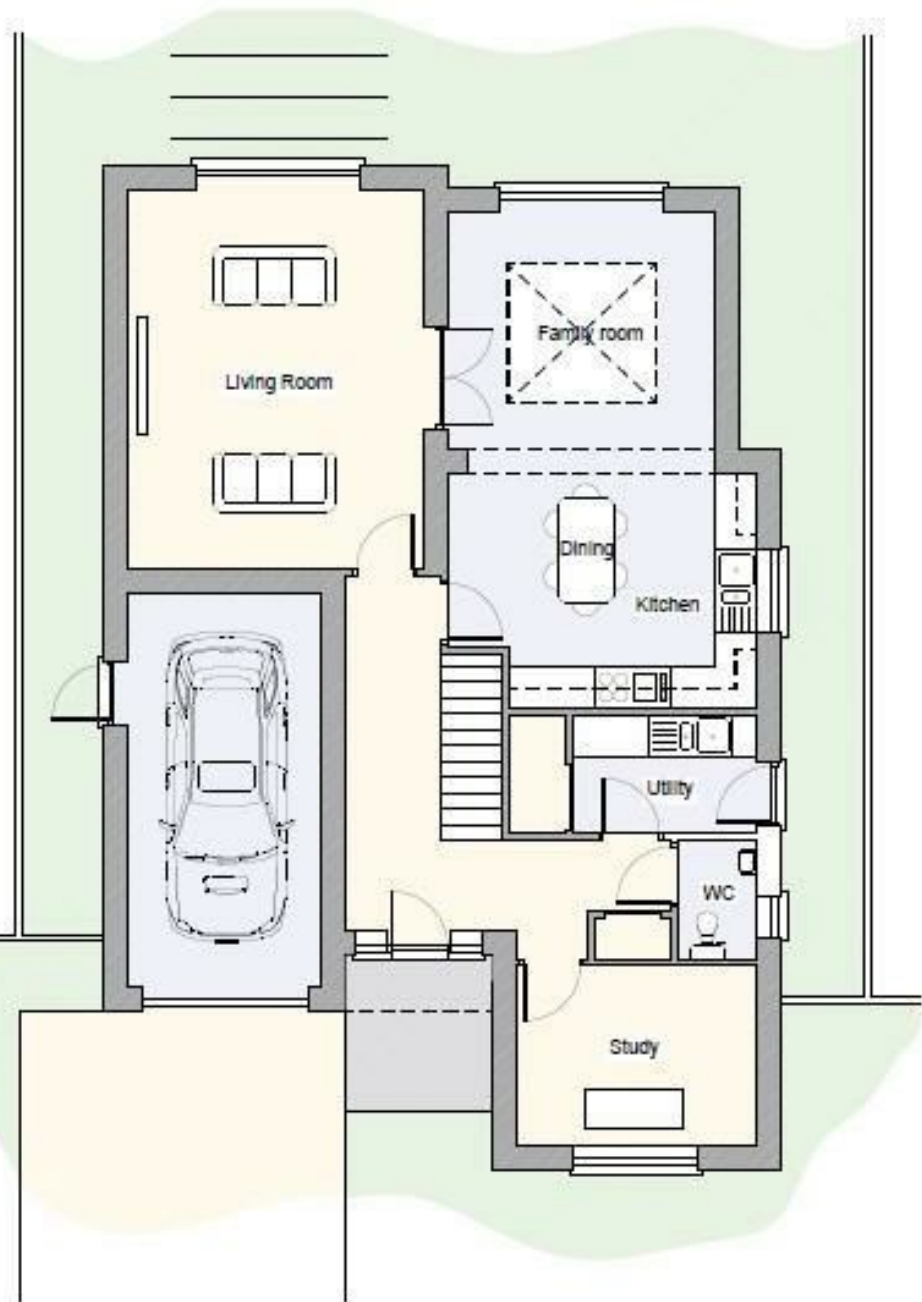


The Pastures | Attleborough | NR17
 Guide £650,000

abbotFox

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



First Floor Plan
 Ground Floor 88sqm
 First Floor 88sqm
 Total 176sqm (1894sqft)
 Garage 16sqm

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 Wyomndham 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 is deceptively large, with well laid out living space featuring a roof lantern in the kitchen dining family room and an integral garage.. This stunning family home offers generous accommodation briefly comprising; an impressive reception hall, home office, kitchen family dining room, sitting room, formal dining room, a useful utility room and WC.

The first floor provides four bedrooms, the principal bedroom featuring 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

