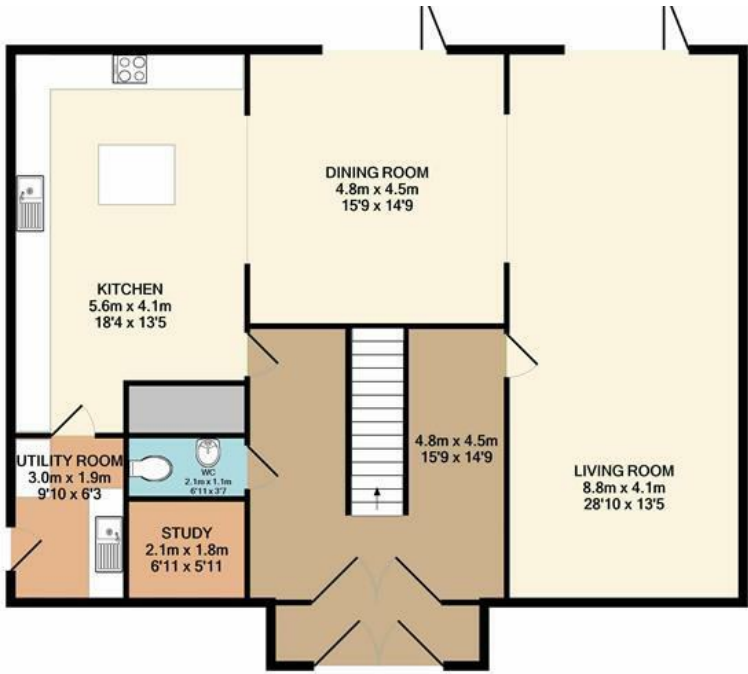
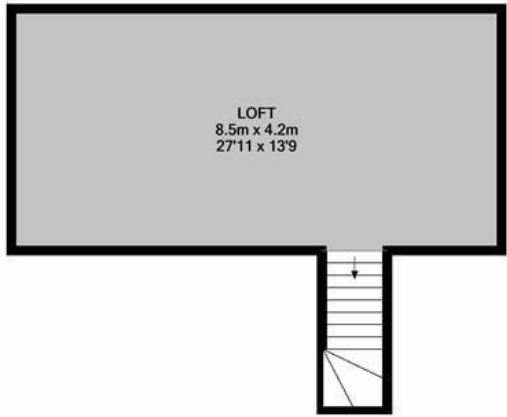




Chestnut Drive | Attleborough | NR17
Guide £825,000

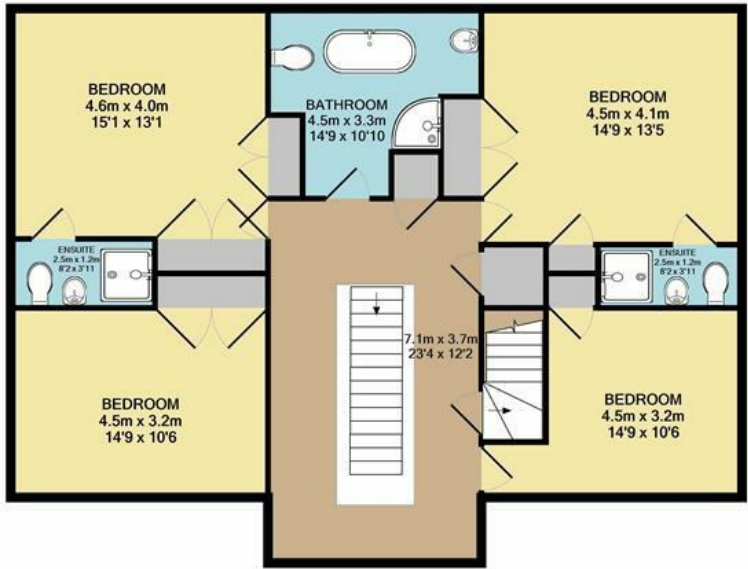


GROUND FLOOR
APPROX. FLOOR
AREA 126.0 SQ.M.
(1356 SQ.FT.)



LOFT
APPROX. FLOOR
AREA 38.8 SQ.M.
(418 SQ.FT.)

TOTAL APPROX. FLOOR AREA 276.7 SQ.M. (2979 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 111.9 SQ.M.
(1204 SQ.FT.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	88	
(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	

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 Bespoke presents this exceptional family home, ideally located within easy reach of Attleborough town centre and affording easy access to the A11. Occupying a prime position within an exclusive gated development, this Georgian Style home offers a sense of light and space throughout that is hard to match.

The accommodation on offer within this home includes an impressive reception hall, bespoke kitchen breakfast room that opens into a dining area and generous living space, with bi-folding doors out onto the exceptional, private rear gardens. The ground floor is completed with a utility room, study and cloakroom.

The first floor opens onto a stunning galleried landing, with four generous double bedrooms, two with en-suites and a stylish family bathroom. The property also offers potential for further space, with an additional staircase leading to the second floor. This floor has been boarded and has plumbing for heating and a bathroom as well as electrics. This space would make an ideal principle bedroom with a dressing room and en suite, cinema room or children's floor.

Externally, this family home occupies a spacious, private plot with a terrace to the rear, and the remainder laid to lawn. The impressive frontage offers off-road parking for several vehicles and two detached, double garages on either side of the property.

Properties of this calibre are rarely available with an internal viewing highly recommended.

Specification includes:

- Underfloor heating
- Water softener
- Quartz work surfaces in the kitchen
- Integrated appliances including wine cooler
- UPVC Sash, double glazed windows
- Triple glazed bi-folding floors
- Electric garage doors

