



Norwich Road | Attleborough | NR17
 Guide £675,000

abbotFox



Ground Floor 101sqm
 First Floor 97sqm
 Total 198sqm (2131sqft)
 Garage 30sqm

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

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 & 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 7 enjoys views out across the paddocks and features a detached double garage.. This stunning family home offers generous accommodation briefly comprising; an impressive reception hall, home office, kitchen dining room, sitting room, formal dining room, a useful utility room and WC.

The first floor provides four bedrooms, the principal bedroom and guest bedrooms feature en suites. 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

