



Guide Price £325,000

3 Bedroom Detached House for sale
32 Bryony Way, Attleborough





Overview

Solve your day-to-day frustrations with this modern 3-bedroom detached home, where bright spaces, underfloor heating, abundant storage and a sunny garden create the perfect abode just minutes from Attleborough Town Centre and the A11. Click [here](#) to join our Open House Saturday 14th June.



Key Features

- Open House - Saturday 14th June (By Appointment Only)
- Detached 3-Bedroom Home
- Positioned on a Quiet Cul-de-Sac
- 2015 Build by Reputable Norfolk Homes
- Ample Storage on Both Floors and Every Bedroom
- Utility Room, Underfloor Heating and Integrated Kitchen
- Enclosed Southerly-Facing Low Maintenance Garden
- Driveway Parking and Single Garage
- Walking Distance of Schools, Shops, Eateries and Transport Links





Welcome to Bryony Way, Attleborough, NR17. This thoughtfully designed modern home showcases the quality build of reputable Norfolk Homes. Built in 2015, this home benefits from underfloor heating throughout the ground floor, creating a comfortable living environment all year round whilst offering undisturbed interior walls for maximum use and easy configuration.

The heart of this home is undoubtedly the bright kitchen-dining room, featuring direct access to the sunny garden – perfect for seamless indoor-outdoor entertaining and alfresco dining during warmer months. The kitchen benefits from a Bosch dual oven and a 5-ring gas hob making family feasts easy to achieve. Ample storage includes an under stair cupboard to hide away all miscellaneous items.

The first floor opens with three bedrooms off-landing, a family bathroom and of course, more storage. The impressive principal bedroom spans the full depth of the house, offering generous proportions and a well-appointed en-suite shower room. Two further double bedrooms offer bright spaces, each fitted with practical double wardrobes, and served by a stylish family bathroom with shower mixer and heated towel rail.

The sunny garden is currently an easy-to-maintain space with plenty of potential to add a home office or additional storage without disturbing the view out from the kitchen. Direct access to the garage and driveway for up to three vehicles is also convenient. Here you may relax in peace and soak up the sunshine.

Situated within a quiet cul-de-sac, this home enjoys a prime position within walking distance of Attleborough town centre and all daily amenities. It's convenient positioning offers the perfect balance of peaceful residential living with easy access to schools, shops, eateries, and transport links, the latter including the A11 and train station.

This energy-efficient home represents an exceptional opportunity for those seeking a well-appointed, detached home in a sought-after location. Join us at our Open House event on Saturday 14th June by calling us 24/7.

What3Words: ///unspoiled.legroom.ushering



Living Room

16' 8" x 10' 10" (5.10m x 3.32m)

Fitted carpet, dual uPVC double-glazed windows with fitted Venetian blinds, under floor heating, dual ceiling lights, multiple sockets and TV aerial.

Kitchen-Dining Room

22' 10" x 11' 6" (6.96m x 3.51m)

Tiled flooring, uPVC double-glazed window and French doors both with fitted Venetian blinds, under floor heating, hardwired ceiling lights, base and wall-mounted units with fitted spotlighting, integrated 5-ring gas hob, dual Bosch ovens, electric extractor hood and dishwasher, splashback tiling, under stair cupboard and multiple sockets.

Utility Room

5' 10" x 5' 9" (1.79m x 1.77m)

Tiled flooring, uPVC double-glazed window with fitted Venetian blind, houses the gas boiler and consumer unit, extractor fan, toilet, fitted base units with space for washing machine and dryer, splashback tiling, ceiling light and sink

Bedroom One

17' 0" x 9' 4" (5.20m x 2.87m)

Fitted carpet, dual uPVC double-glazed windows with fitted Venetian blinds, dual ceiling lights, built-in double wardrobe with mirrored sliding doors, multiple sockets, radiator and TV aerial.

Ensuite Shower Room

6' 0" x 5' 6" (1.84m x 1.69m)

Tiled flooring, obscured uPVC double-glazed window with fitted Venetian blind, tiled walls, shower unit with glass doors, back-to-wall toilet and wash hand basin, shaver socket, heated towel rail and spotlights.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.91m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, built-in double wardrobe with mirrored sliding doors, ceiling light, radiator and multiple sockets.

Bedroom Three

11' 2" x 8' 9" (3.41m x 2.67m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, built-in double wardrobe with mirrored sliding doors, ceiling light, radiator and multiple sockets.

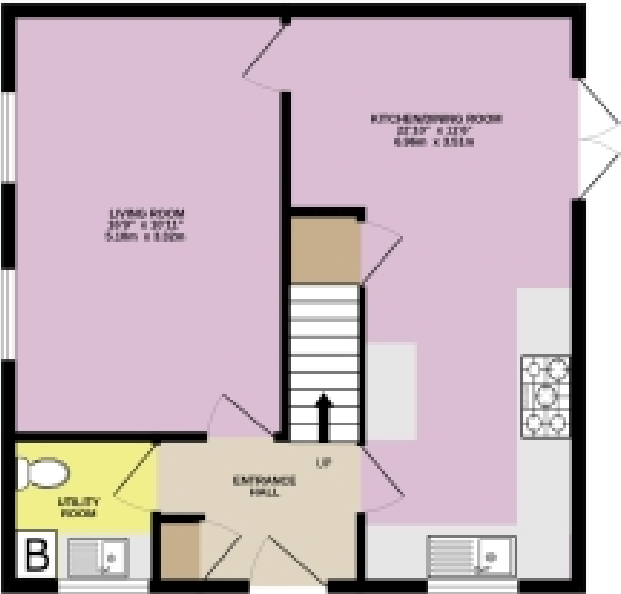
Bathroom

6' 6" x 5' 6" (2.00m x 1.69m)

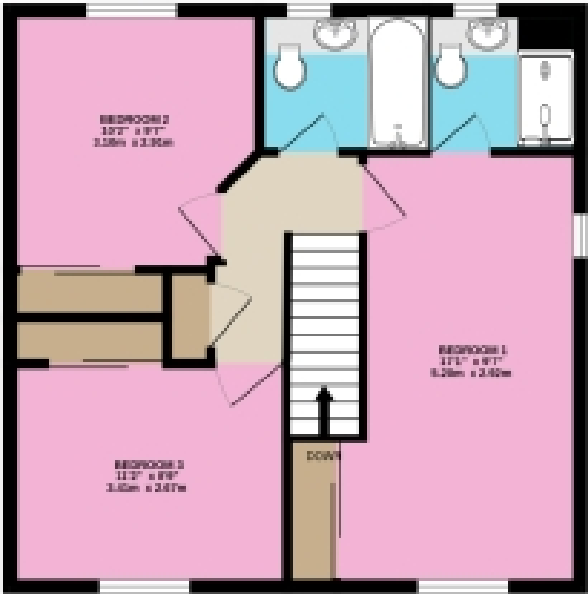
Tiled flooring, obscured uPVC double-glazed window, bath with shower, tiled walls, back-to-wall toilet, Vanity wash hand basin, heated towel rail, shaver socket and ceiling light.

Floorplans

GROUND FLOOR
1021 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.1 sq.m.) approx.



2ND FLOOR
228 sq.ft. (20.9 sq.m.) approx.



DETACHED 3-BEDROOM HOUSE

TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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