



Guide Price £325,000

3 Bedroom Detached House for sale
32 Bryony Way, Attleborough



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SALES AND LETTINGS



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](#) for further details...



Key Features

- 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 family home showcases the exceptional quality build of reputable Norfolk Homes. Built in 2015, this detached property benefits from luxurious underfloor heating throughout the entire ground floor, creating a comfortable, energy-efficient living environment all year round whilst offering undisturbed interior walls for maximum space utilisation and flexible room configuration.

The ground floor flows beautifully, beginning with a spacious entrance hall that immediately impresses with its generous proportions and full-height storage cupboard - perfect for coats, shoes, and seasonal items. The heart of this home is undoubtedly the bright, open-plan kitchen-dining room, featuring premium Bosch appliances including a dual oven, integrated dishwasher, and 5-ring gas hob, making family feasts and entertaining effortless. This sociable space benefits from direct access to the sunny garden ideal for seamless indoor-outdoor entertaining, summer barbecues, and alfresco dining during warmer months.

The ground floor is completed by a large living room with dual windows, offering generous family space for relaxation and entertainment, plus a practical utility room that's fully fitted with worktop, sink, and space for washing machine and tumble dryer, which cleverly doubles as a convenient ground-floor cloakroom.

The first floor opens with three well-proportioned bedrooms off landing, not to mention excellent storage solutions. The impressive principal bedroom spans the full depth of the house, offering generous space and a well-appointed ensuite shower room. Two further double bedrooms provide bright, comfortable spaces, each fitted with practical built-in double wardrobes, and served by a contemporary family bathroom complete with shower over bath and heated towel rail.

The sunny, low-maintenance garden offers plenty of potential to add a home office, gym, or additional storage without disturbing the pleasant outlook from the kitchen-diner. Direct access to the extensive single garage and private driveway accommodating up to three vehicles adds convenience for busy family life. With parking located adjacent to the house, EV charging is a convenient option.

Positioned within a peaceful cul-de-sac in this family-friendly market town, this home enjoys excellent connectivity to Attleborough's vibrant town centre and daily amenities. The location offers the perfect work-life balance with easy



access to local schools, diverse shops and eateries, plus reliable transport links including the A11 for swift access to Norwich and Cambridge, and Attleborough railway station providing services to London, Norwich and Stansted Airport.

This move-in-ready home represents an exceptional opportunity for growing families, professionals, or anyone seeking a beautifully appointed detached home in one of Norfolk's most popular locations. Call us 24/7 to book your viewing.

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, underfloor 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, underfloor heating, hardwired ceiling lights, base and wall-mounted units with fitted spotighting, integrated 5-ring gas hob, dual Bosch ovens, electric extractor hood and Bosch 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, underfloor heating, 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)

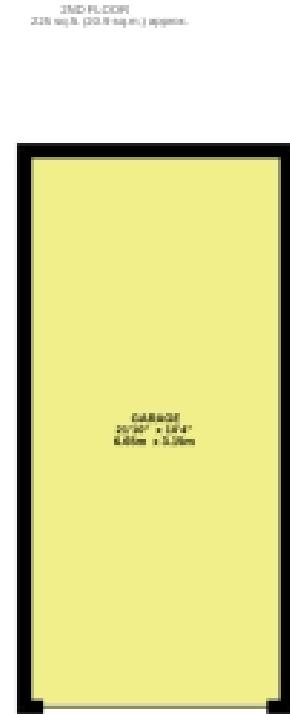
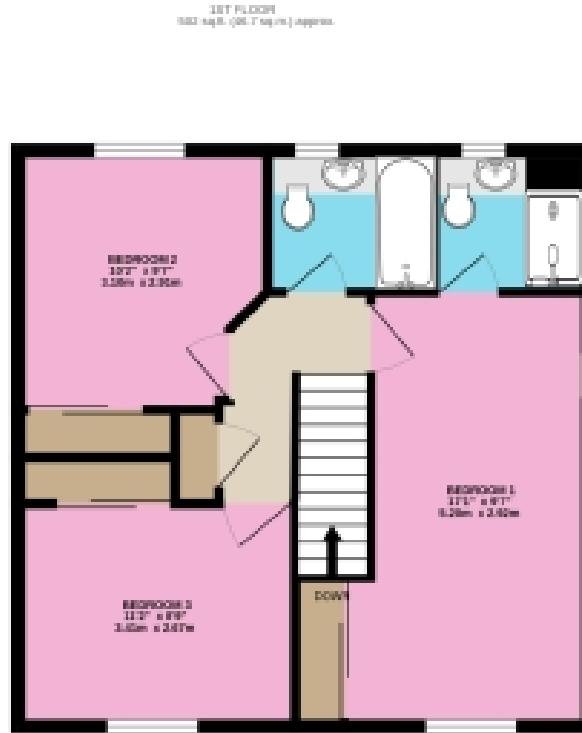
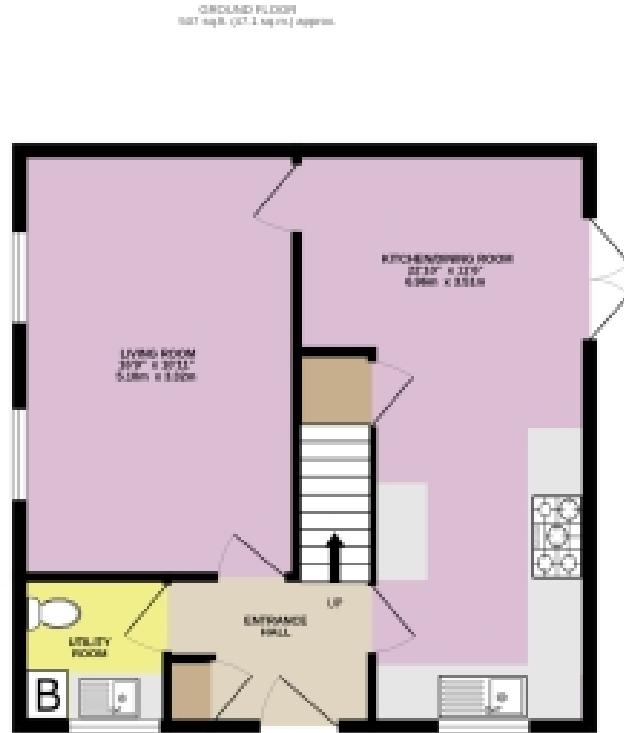
Fitted carpet, uPVC double-glazed window with fitted Venetian blind, built-in double wardrobe with mirrored sliding doors, ceiling light, radiator and multiple sockets.

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



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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