

## 24 Cygnet Close, Attleborough - NR17 2RP

£375,000 Freehold

Set in a desirable location, this exceptional detached family home offers a perfect setting for modern living. With five spacious bedrooms, including three with ensembles, and a well-appointed family bathroom, this property is presented in immaculate turnkey condition. Spread across three floors, it features a bright and airy lounge, a versatile dining room, and a kitchen with direct access to the south-facing garden. The spacious garden includes two summer houses, a decking area, and a well-maintained lawn. Ample off-road parking is provided, along with a double garage. Ideal for those seeking a practical, stylish, and spacious family home.



## Location

Cygnets Close is situated in a quiet, well-established area of Attleborough, offering easy access to a range of local amenities, including shops, schools, and transport links. The town is conveniently positioned for those commuting to Norwich or Thetford, with excellent road connections nearby. Surrounded by scenic countryside, this location provides a peaceful yet accessible setting, ideal for families or those looking to enjoy a relaxed lifestyle with all the essentials within reach. Additionally, there is a nearby park, perfect for children to play and enjoy outdoor activities.

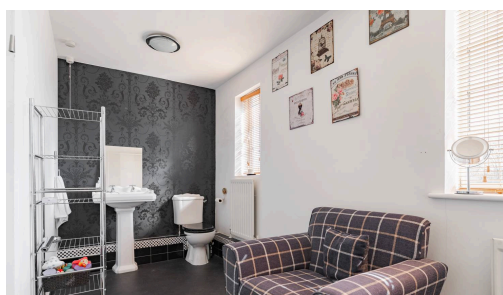
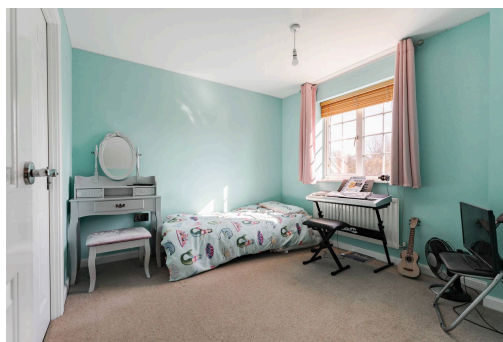


## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas central heating combi

Council Tax Band-E





## Cygnets Close, Attleborough

Upon entering through the hallway, you are greeted by a conveniently located downstairs WC, providing practicality and convenience for residents and guests alike. The dining room, versatile in its function, offers the flexibility to serve as a study or home office, catering to the diverse needs of modern living.

Continuing through, the generously proportioned lounge is bright and airy, with French doors opening to the enclosed south-facing garden, offering stunning views of the outdoor space.

The heart of the home lies within the expansive kitchen, complete with built-in cupboards, ample counter space, and direct access to the outside.

Ascending to the first floor, a well-appointed landing reveals an airing cupboard and provides access to two double bedrooms, each boasting built-in wardrobes and contemporary ensembles with showers. An additional smaller bedroom and a spacious family bathroom with a bath complete this level, offering ample accommodation for a growing family.

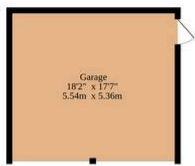
Moving further to the second floor, a skylight illuminates the landing, leading to the luxurious master bedroom with its own ensuite bathroom and wardrobe. An additional double bedroom on this floor benefits from a skylight, adding a touch of natural light to the space.

Outside, the property is complemented by a spacious enclosed rear garden featuring two summer houses and a wooden decking area, leading to a well-maintained lawn.

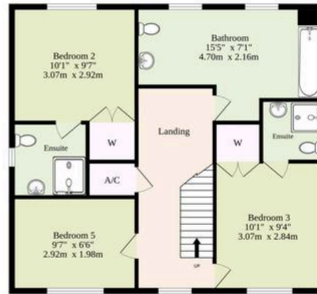
The property also benefits from a double garage and ample off-road parking on the driveway, providing convenient access from the garden.



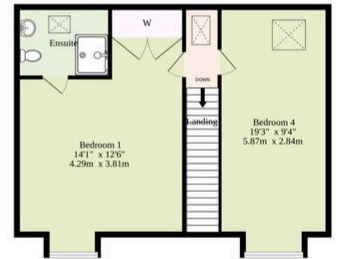
Ground Floor  
864 sq.ft. (80.3 sq.m.) approx.



1st Floor  
464 sq.ft. (43.1 sq.m.) approx.



2nd Floor  
385 sq.ft. (35.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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