

Plot 4, 4 Thornberry Grove, Spooner Row

£600,000 Freehold

Guide price £600,000 - £625,000. Minors & Brady Land and New Homes are pleased to present The Laurels, a beautifully appointed four-bedroom family home combining traditional architecture with contemporary design. Set on within a development of 10 luxury homes, this property redefines spacious living with a captivating open-plan kitchen, dining, and family room at its heart, complemented by a sophisticated traditional sitting room with a focal brick fireplace. Four generous double bedrooms, including a principal suite with a walk-in wardrobe and en-suite, ensure ample private space. Outside, a detached garage, private driveway, and a rear garden with expansive countryside views complete this stunning residence, ready for immediate occupancy with no onward chain.

Council Tax band: F

Tenure: Freehold

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Location

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The strong sense of community in Spooner Row is fostered through local events and a friendly, neighbourly atmosphere, offering a slower pace of life where residents can truly feel at home.

Key transport connections:

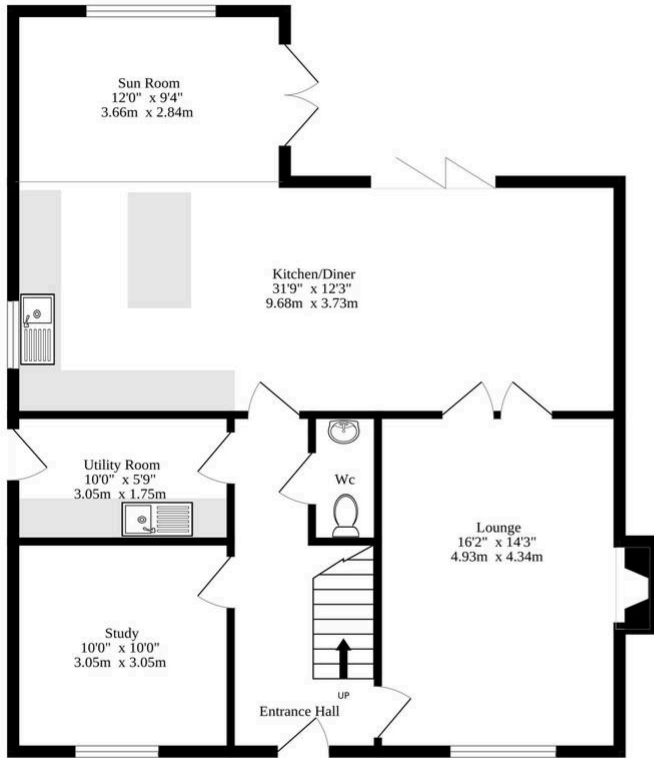
- The A11 is just a few minutes' drive away, offering direct links to Norwich (approximately 20 minutes) and Cambridge (around 45 minutes).
- Attleborough Railway Station (approximately 3 miles) provides regular services to Norwich, Cambridge, and onward connections to London.
- Wymondham Railway Station (approximately 4 miles) also offers direct services to Norwich and Cambridge, and connects to the main line for London King's Cross.
- Regular local bus services connect Spooner Row to Attleborough, Wymondham, and Norwich.
- Norwich International Airport is easily accessible, approximately 30 minutes away.

Thornberry Grove

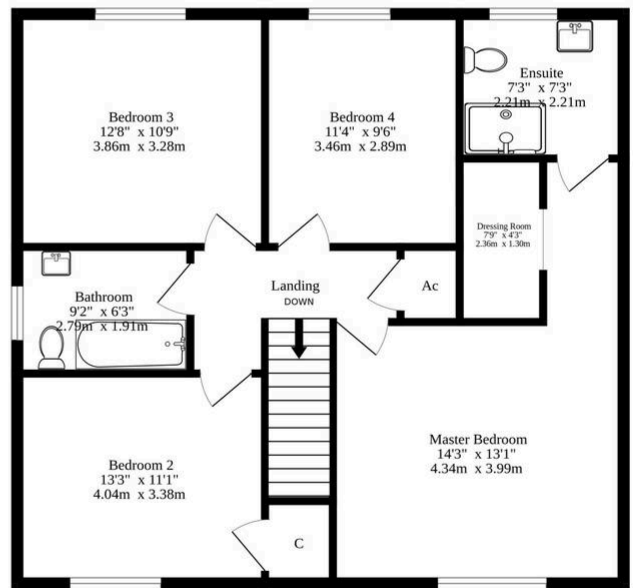


- EV charging spur and external socket at the rear
- Flooring includes Porcelanosa tiles, engineered oak in hallway/WC, and soft-pile carpets elsewhere

Ground Floor
1096 sq.ft. (101.8 sq.m.) approx.



1st Floor
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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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