



7 Bramble Close, Attleborough

Attleborough

Minors & Brady



## 7 Bramble Close

Attleborough, Attleborough

Step into a life of effortless comfort with this beautifully presented Tingdene park home, set within a sought-after over-45s community in the lively market town of Attleborough. Featuring a welcoming entrance hall, formal dining room, and a bright double-aspect sitting room with a charming feature fireplace, it's designed for both relaxation and entertaining. A sleek modern kitchen with integrated appliances adds convenience, while two double bedrooms, including a master suite with dressing room and en-suite, offering comfort and privacy. Outside, a private wrap-around garden, brick-weave driveway, and low-maintenance design complete this fantastic package.

### Agents note

We understand that this property is leasehold, with a rolling lease

Fees - £202.12 pcm

This property holds a restrictive covenant that prohibits it from being used as a holiday rental







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Attleborough, Attleborough

- Tingdene residential park home positioned on a over 45's development in the market town of Attleborough
- Modern kitchen equipped with quality cabinetry, an integrated oven, a gas hob, a dishwasher, a fridge/freezer and plumbing for a washing machine
- Double aspect sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Formal dining room encouraging intimate meals and gatherings
- Two double bedrooms, one of which is a master flaunting a dressing room and a private en-suite
- Bathroom comprising of a classic three-piece suite
- A private, low-maintenance garden that wraps around the park home, with a storage unit
- A brick-weave driveway providing off-road parking
- Double glazed windows and gas central heating
- Close to local shops, scenic walks, healthcare facilities and transport links



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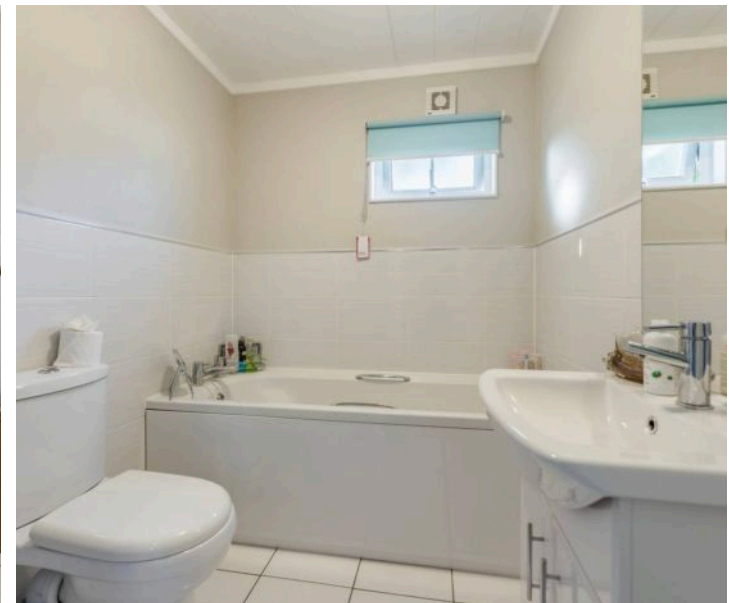
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### Location

Bramble Close is a small, peaceful cul-de-sac tucked away in a modern residential area on the northern side of the Norfolk market town of Attleborough. It enjoys a quiet setting while remaining within easy reach of all the town's everyday amenities. Attleborough's compact town centre is only a few minutes' drive or a pleasant walk away and provides a mix of independent shops, cafés, and pubs alongside larger supermarkets such as Sainsbury's and Lidl. A weekly traditional market adds to the variety with fresh local produce and crafts.

Families are well served by local education. Attleborough Primary and Rosecroft Primary are both nearby, while Attleborough Academy offers secondary and sixth-form education. Several well-regarded village primaries, such as Great Ellingham, are also within a short commute. The town hosts two GP surgeries and a modern health centre offering a range of NHS services, plus dental practices and community pharmacies. Larger hospitals and specialist clinics are accessible in nearby Norwich. Commuters benefit from excellent connections: Attleborough railway station provides regular services to Norwich, Cambridge and London via the Breckland line. The A11 dual carriageway skirts the town, giving fast road access to Norwich (around 20 minutes) and Thetford, while local bus routes connect surrounding villages.



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Located within a welcoming over-45s development in the vibrant market town of Attleborough, this elegant Tingdene residential park home offers a lifestyle of comfort, convenience, and community. From the moment you step into the inviting entrance hall, a sense of warmth and ease sets the tone for the home's thoughtful design.

A formal dining room provides the perfect setting for intimate meals and lively gatherings, while the light-filled, double-aspect sitting room, anchored by a decorative feature fireplace, creates an ideal space for relaxation or entertaining friends. The modern kitchen is a cook's delight, fitted with quality cabinetry, an integrated oven and gas hob, a dishwasher, fridge/freezer, and plumbing for a washing machine, ensuring daily tasks are effortlessly managed.

The accommodation comprises two generous double bedrooms. The master suite boasts a private dressing room and en-suite shower room, offering a secluded retreat, while the second bedroom is equally spacious and served by a stylish three-piece bathroom.

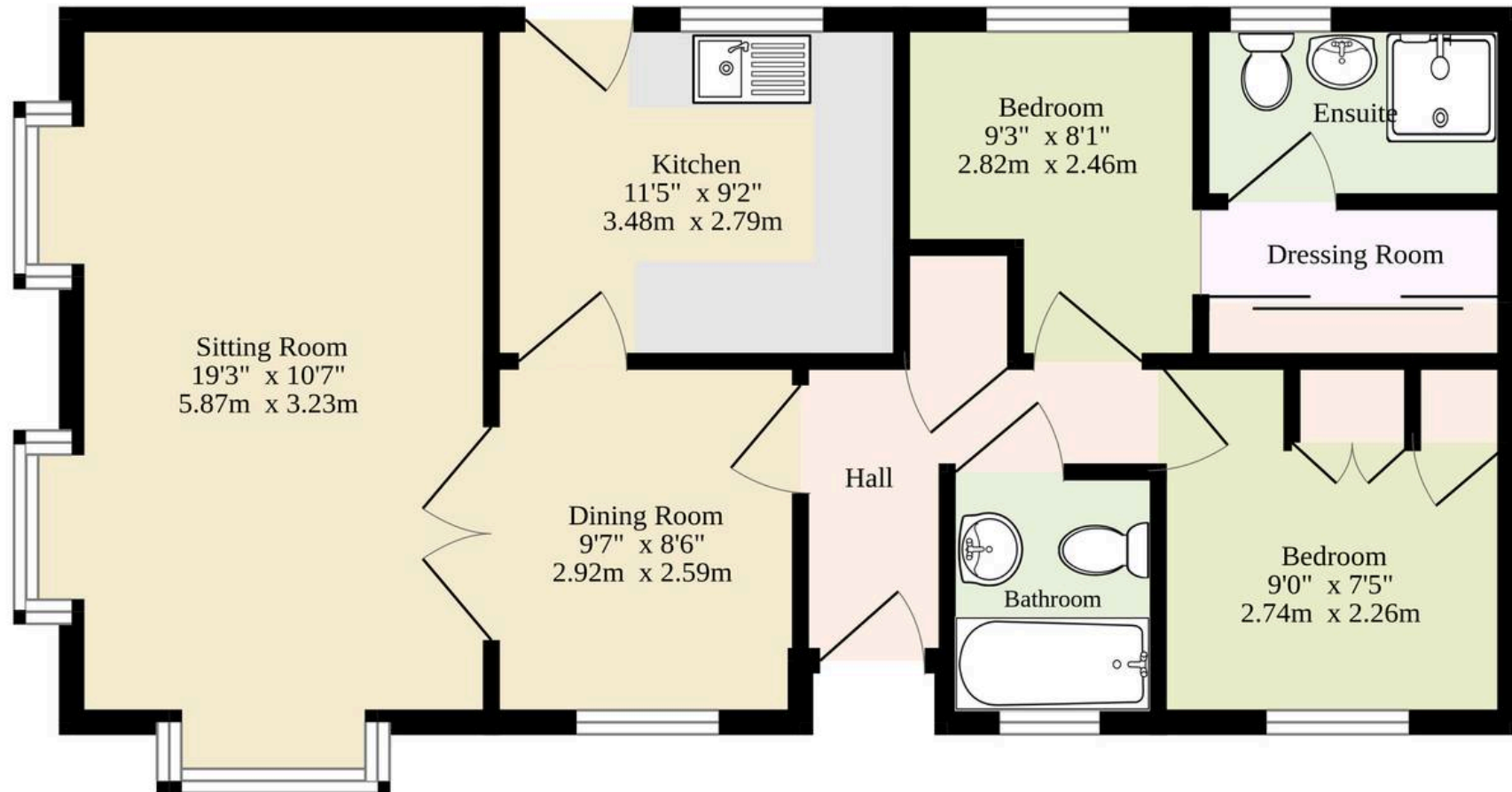
Outside, a private wraparound garden provides a low-maintenance haven for morning coffee or quiet afternoons in the sun, complete with a practical storage unit. A brick-weave driveway ensures convenient off-road parking, and the property benefits from double glazing and efficient gas central heating for year-round comfort.



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**Ground Floor**  
**531 sq.ft. (49.3 sq.m.) approx.**



Sqft Does Not Include Hallways And Bathroom Facilities

**TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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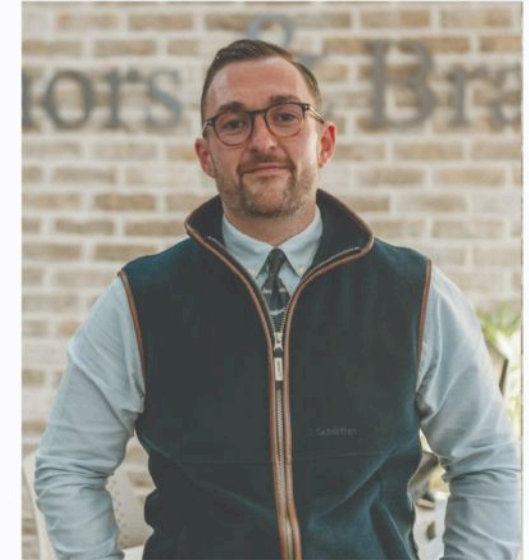
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