



4 Kishorn Way, Attleborough  
Attleborough



Minors & Brady

## 4 Kishorn Way

Set back within a quiet residential setting, this substantial detached home offers more than its exterior first suggests. Arranged over three floors, it provides six well-proportioned bedrooms, including two master suites with en-suites that add a welcome level of privacy. The layout feels natural and practical, giving the space a lived-in balance rather than anything overly formal. At the centre of the home, the kitchen and dining area is designed for everyday routines as well as bringing people together. Several living spaces allow family life to run side by side, whether that's relaxing, working from home or entertaining. Outside, the enclosed garden is easy to manage and well suited to both downtime and social moments. With generous parking, garages and adaptable rooms throughout, this is a home built to support long-term family living.

- Detached six-bedroom family home arranged over three spacious floors
- Two master bedrooms, both with en-suite facilities, offering flexibility for families or guests
- Large kitchen with central island and space to dine, designed for everyday living and social use
- Comfortable lounge with garden access, ideal for relaxing or entertaining
- Additional conservatory providing a bright, usable living space throughout the year
- Well-balanced bedroom layout with options for home working, guests or growing families
- Enclosed rear garden designed for low maintenance and practical outdoor use
- Double garage with power, electric doors and EV charging point
- Generous driveway parking with gated side access suitable for additional vehicles or a caravan
- Located within a popular residential area suited to long-term family living



M&B



# 4 Kishorn Way

## The Location

Situated in Attleborough, a charming and well-established market town, the area offers a friendly, welcoming atmosphere with a strong sense of community. The town centre is focused around its traditional market square, home to a variety of independent shops, boutiques, cafés, and everyday amenities, complemented by a regular weekly market offering a range of local produce and goods.

Attleborough benefits from excellent transport links, with its train station providing direct connections and convenient access to surrounding towns and cities, including Norwich, making it well suited for commuters. A selection of supermarkets, including Sainsbury's, along with schools, leisure facilities, and healthcare services, contribute to the town's practicality for day-to-day living.

For those who enjoy the outdoors, Thetford Forest is close by, offering extensive walking, cycling, and nature trails, while the wider Norfolk countryside provides opportunities to explore picturesque villages and scenic landscapes. With straightforward access to Norwich, the Norfolk Broads, and other regional attractions, Attleborough combines the appeal of a traditional market town with the convenience of modern living in a well-connected location.



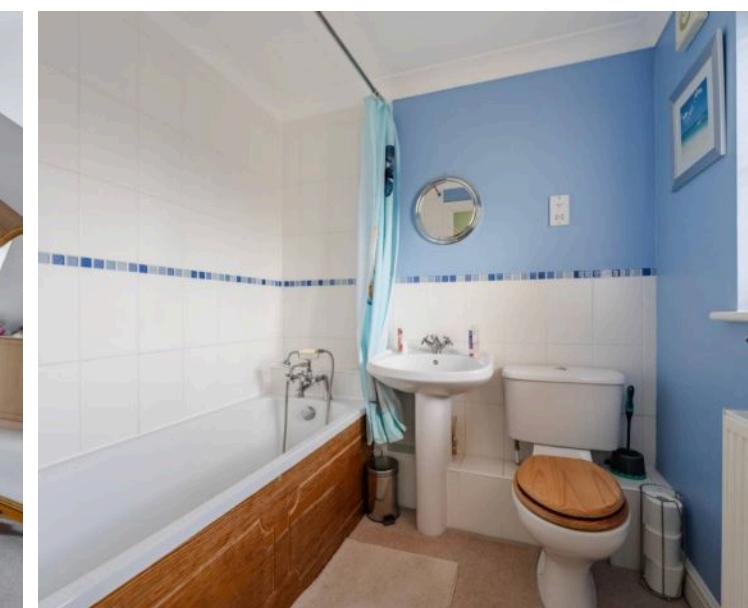
## 4 Kishorn Way

### Kishthorn Way, Attleborough

This impressive detached six-bedroom family home offers generous, flexible living space arranged over three floors, ideal for modern family life. Set within a sought-after residential area, the property combines size, comfort and practicality, with thoughtful features throughout that make everyday living easy and enjoyable.

From the moment you step inside, the welcoming hallway sets the tone, leading to the main living areas. The spacious lounge is warm and inviting, perfect for relaxing with family or entertaining guests, with doors opening directly onto the rear garden. The heart of the home is the large kitchen, breakfast and dining space, designed for both busy mornings and sociable evenings. With a central island, ample storage and room for dining, it's a space where family naturally comes together. A convenient ground floor cloakroom adds to the practicality.

The conservatory provides an additional living area that can be enjoyed all year round, whether as a playroom, snug or space to unwind while overlooking the garden. Underfloor heating and generous proportions make it a comfortable extension of the home.



## 4 Kishorn Way

The first floor hosts four well-proportioned bedrooms, including a master bedroom with its own en-suite. The remaining bedrooms offer flexibility for children, guests or working from home, all served by a modern family bathroom.

The second floor creates a more private environment, featuring the principal master bedroom with en-suite facilities and pleasant elevated views. A further sixth bedroom on this level provides additional versatility, ideal for an older child, guest suite or home office.

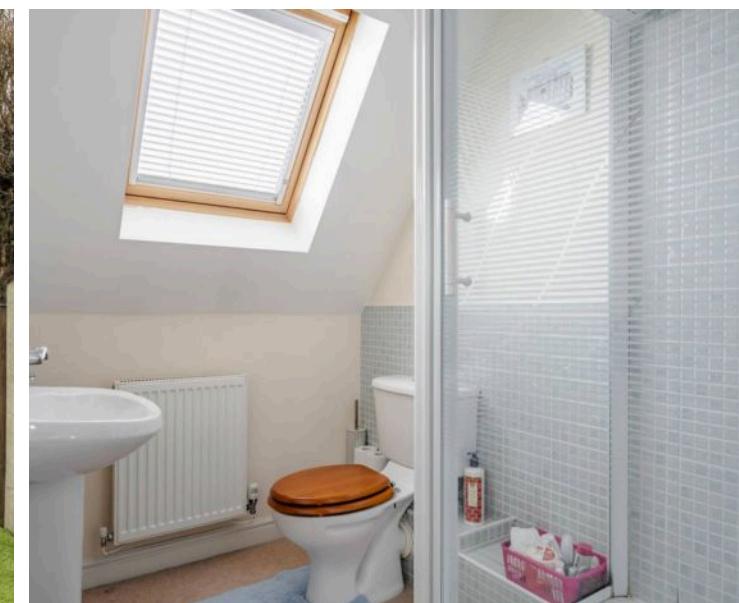
Outside, the enclosed rear garden is designed with ease of maintenance in mind, offering a safe and enjoyable space for children, pets and outdoor entertaining. The patio area is perfect for summer gatherings, while side access adds convenience. To the front and side, the property benefits from extensive parking options, including a large driveway, gated side parking suitable for a caravan or additional vehicles, and a double garage with power, lighting, electric doors and EV charging.

This is a substantial, well-balanced family home that offers space to grow, room to breathe and a layout that supports everyday life, all within a welcoming residential setting.

### Agents Note

This property is sold freehold.

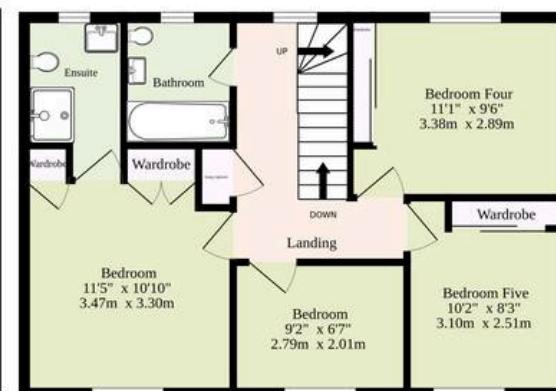
Connected to mains water, electricity, gas and drainage.



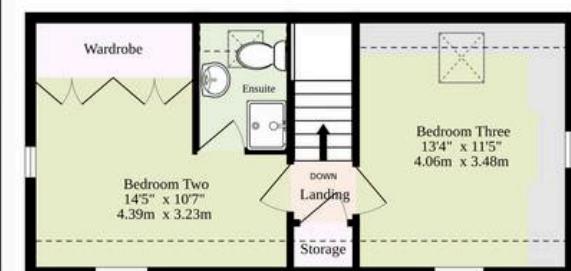
Ground Floor  
1255 sq.ft. (116.6 sq.m.) approx.



1st Floor  
567 sq.ft. (52.7 sq.m.) approx.



2nd Floor  
356 sq.ft. (33.1 sq.m.) approx.



Including Outbuildings

**TOTAL FLOOR AREA : 2178 sq.ft. (202.3 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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