



South Lodge Foundry Corner, Attleborough

Minors & Brady



South Lodge Foundry Corner

Attleborough

With its calm edge-of-town setting, generous accommodation and a turn-key interior, this modern Attleborough home offers an appealing balance of comfort, practicality and everyday ease. Completed in 2015 and held by the same owner since, it brings together a standout kitchen and dining space opening directly to the garden, an elegant sitting room with a wood-burning stove, five well-proportioned bedrooms arranged over two floors, and the welcome addition of a fully insulated double garage. Energy-efficient construction, excellent insulation and a rainwater harvesting system further enhance its credentials, making it a smart choice for buyers seeking a well-designed home that supports a relaxed, modern lifestyle in a convenient Norfolk location.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil central heating system.

'Potten' timber frame construction.

Shared access with two neighbouring properties, with the cost split between them.



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- Modern detached home built circa 2015 and owned by the same family since, offering a well-maintained and turn-key interior
- Quiet edge-of-town position providing a calm setting with strong access to the A11 and local amenities
- Energy-efficient construction with excellent insulation, contributing to a comfortable and economical home
- Five well-proportioned bedrooms arranged over two floors, giving excellent flexibility for family life, guests or home working
- Elegant sitting room centred around a wood-burning stove, creating a comfortable everyday living space
- Impressive kitchen and dining area designed for sociable family use, with direct access to the garden for easy indoor-outdoor living
- Three bathrooms, including an en-suite to the principal bedroom, supporting practical modern routines
- Versatile ground-floor accommodation offering options for a study, guest room or multi-generational living
- Fully insulated double garage with electric doors, suitable for parking, storage or hobby use
- Rainwater harvesting system providing an additional sustainable feature





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The Location

Foundry Corner sits within a convenient and established part of Attleborough, offering a setting that suits those looking for a calm residential base with easy access to everyday amenities. The neighbourhood has a steady, settled feel, with a mix of modern homes and well-known local streets that contribute to its ongoing appeal.

Travel connections are a key strength. The A11 is close by, giving straightforward routes towards Norwich, Thetford and wider destinations, while Attleborough's railway station provides regular services for commuting or leisure. Local bus links also operate nearby, ensuring residents have reliable options for getting around.

The town supports a strong sense of community, with respected schooling available and a good range of local facilities. Supermarkets, cafés, independent shops and essential services are all within easy reach, making daily routines simple to manage.

Attleborough's market-town centre adds further convenience, offering places to eat, practical amenities and a friendly local atmosphere. For broader retail and leisure, Norwich and Thetford remain easily accessible.

Green spaces and nearby countryside provide opportunities for walking and time outdoors, giving Foundry Corner a setting that feels both practical and enjoyable for those seeking a comfortable home within a thriving Norfolk town.



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South Lodge

Set on the peaceful edge of Attleborough, this exquisite detached residence offers generous accommodation, thoughtful design and a welcoming atmosphere that suits a wide range of buyers.

Completed in 2015 and owned by the same family since, it presents a turn-key interior, excellent energy performance and a layout that works effortlessly for contemporary living.

The approach is smart and practical, with a private drive leading to a fully insulated double garage with electric doors. The chalet-style architecture gives the home a distinctive character, combining modern comfort with a timeless feel.

Inside, the entrance hall introduces a sense of calm and space. The sitting room is an elegant everyday living area, centred around a wood-burning stove that brings warmth and a gentle focal point.

The kitchen and dining space forms the heart of the home. Designed for both relaxed family time and more sociable occasions, it offers stylish cabinetry, quality finishes and direct access to the garden, creating an easy connection to the outdoors. A separate utility room keeps household tasks neatly organised.

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The ground floor provides excellent versatility, with three well-proportioned bedrooms offering scope for a study, guest accommodation or multi-generational living. A well-finished bathroom serves this level, while the principal bedroom enjoys its own en-suite, giving a comfortable private space.

Upstairs, two further double bedrooms and an additional bathroom provide generous accommodation for families, visiting relatives or those wanting defined areas for work, hobbies or quiet relaxation.

The garden has been arranged to be both practical and enjoyable, with lawned areas, established planting and seating spaces that make the most of its sheltered position.

The property also benefits from energy-efficient construction, excellent insulation and a rainwater harvesting system, contributing to a comfortable and economical home.

Overall, this is a well-designed modern residence that combines space, flexibility and a welcoming feel. Its edge-of-town location offers a peaceful backdrop while remaining close to amenities, schools and strong transport links, making it an appealing choice for those seeking a quality home in a convenient Norfolk setting.

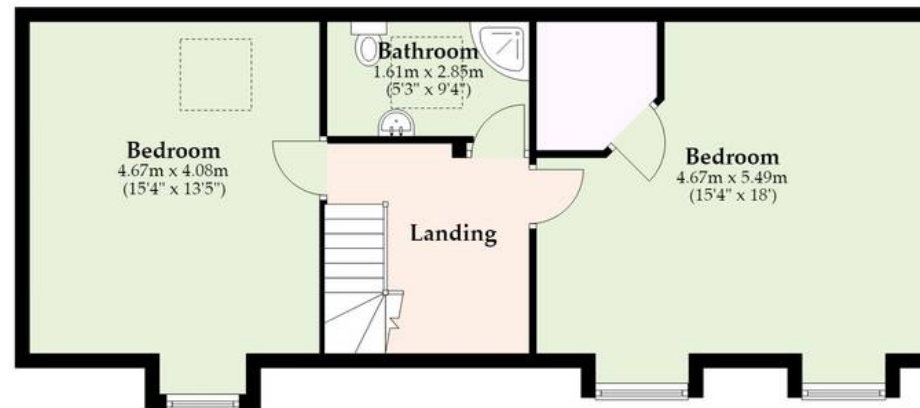


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Ground Floor
Approx. 127.6 sq. metres (1373.4 sq. feet)



First Floor
Approx. 60.6 sq. metres (652.8 sq. feet)



Total area: approx. 188.2 sq. metres (2026.1 sq. feet)

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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.
Plan produced using PlanUp.

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