



HOMES & LAND

RESIDENTIAL ESTATE AGENTS

SS

Station Sheds

Attleborough

# Contemporary Modern Lifestyle

## Traditional English Market Town

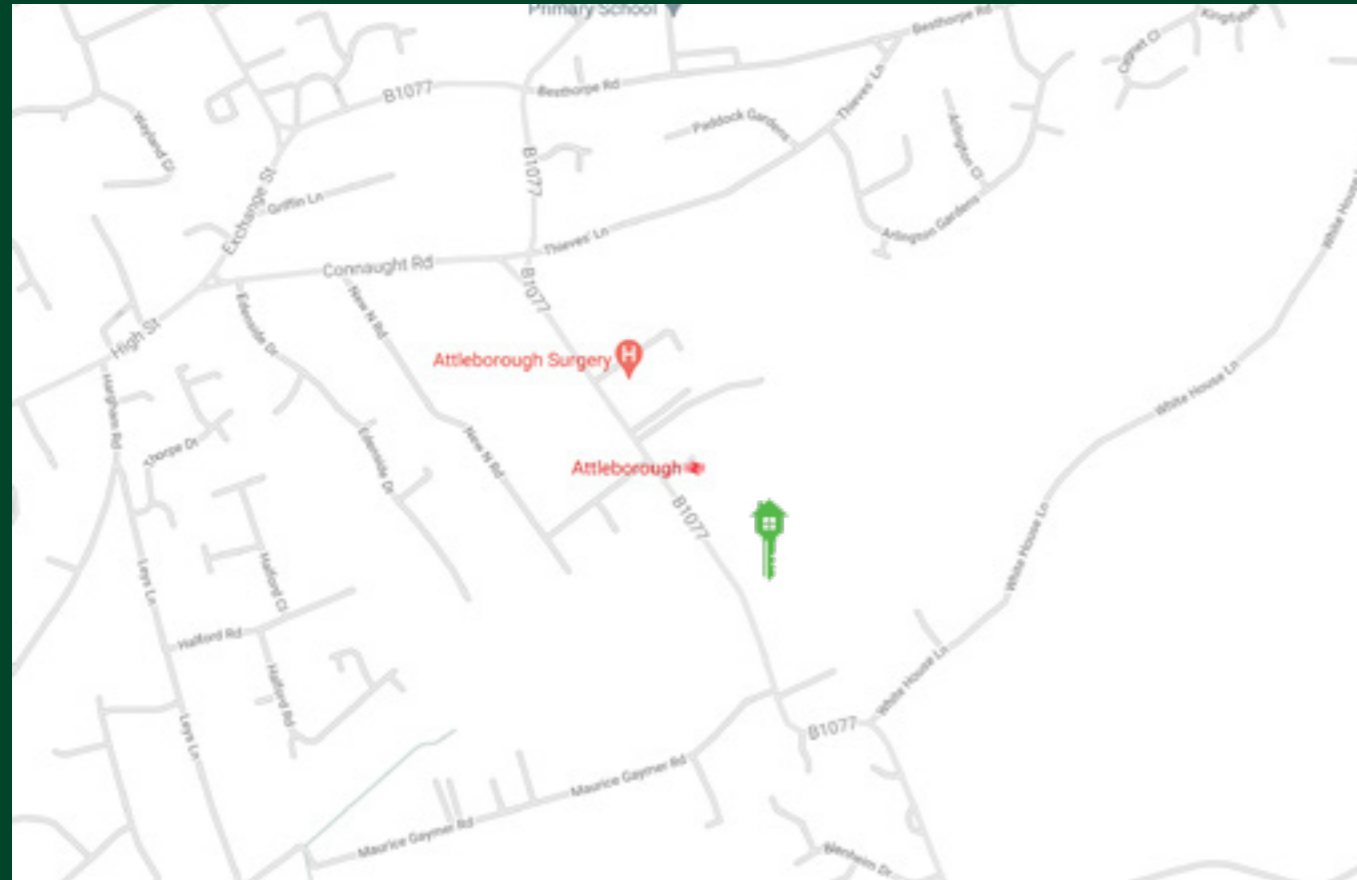
A modern, contemporary, low-maintenance lifestyle with great transport links into Norwich and London. This distinctive development includes one apartments and two bedroom duplex apartments situated within walking distance of the Attleborough train station. Developed by the reputable local builder The Answer Construction Ltd, these properties are a great opportunity to get onto the housing ladder with the Help to Buy scheme, available to first time buyers. The plots are finished to a high specification, including gas central

heating, fully fitted kitchens with built-in oven, hob and extractors, as well as space and plumbing for washer/dryer and fridge/freezer. There are USB wall plugs to the kitchen, lounge and master bedrooms. Each two bedroom duplex apartment comes with an off-road allocated undercover parking space and three of the one bedroom apartments have a small garden. All of the properties come with a 10 year building warranty provided by ICW.



Ideal for first time buyers

# Location



# Travel Times



To London – 2 hr 33 min  
To Norwich – 30 min  
To Cambridge - 1 hr 2 min



To London – 2 hr 20 min  
To Norwich – 18 mins  
To Cambridge - 1 hr 5 min



Train Station - 2 min  
High Street - 12 min



# The Town

Attleborough is located between Norwich and Thetford and is a Norfolk market town and civil parish in the district of Breckland.

The town's history can be traced back to Saxon times and, sadly, much of the town was destroyed by fire in 1559. It has a fine example of a medieval church with a Norman tower. The traditional industries of turkey-rearing and brush-making still take place. The turkey on the town sign is said to depict the days when Attleborough turkeys had their feet dipped in tar to withstand the journey along roads to the London markets.

Carnival Week takes place in June, when organisations get together to host an array of activities including an excellent parade of floats.

The town has a good selection of shops, a sports hall, doctors' surgeries, dentists, opticians, health centre, banks and building societies. There is also a weekly market held on Thursdays.

Education facilities cater for pre-school right through to adult education. Attleborough is twinned with the French town of Nevil les Aubiers and many successful visits have taken place between pupils from each high school.



# The Properties



## One Bedroom - Type A & B

### Entrance Hall

**Bedroom 13' 0" x 11' 1" (3.95m x 3.37m)**  
Window to front aspect and radiator.

**Shower Room 7' 3" x 6' 0" (2.20m x 1.84m)**  
Three-piece suite including; wc, wash hand basin and shower.

**Open-Plan Kitchen/Lounge/Diner 13' 2" x 14' 11" (4.01m x 4.54m)**

Windows to rear aspect. Fully fitted kitchen with a range of wall and base units. Built-in single oven with electric hob and extractor hood above. Plumbing and space for washing machine and dryer. Space for fridge/freezer. USB wall plugs. Radiator.

### Externally

One allocated undercover parking space\*



### Entrance Hall

**Bedroom 13' 0" x 7' 1" (3.95m x 2.17m)**  
Window to front aspect and radiator.

**Shower Room 7' 3" x 6' 0" (2.20m x 1.84m)**  
Three-piece suite including; wc, wash hand basin and shower.

**Open-Plan Kitchen/Lounge/Diner 13' 2" x 14' 11" (4.01m x 4.54m)**

Windows to rear aspect. Fully fitted kitchen with a range of wall and base units. Built-in single oven with electric hob and extractor hood above. Plumbing and space for washing machine and dryer. Space for fridge/freezer. USB wall plugs. Radiator.

### Externally

One allocated undercover parking space\*



\*Plots 1, 2 and 3 do not have parking. They do have a small garden. Plots 8-11 have slabbed terrace areas.

# Two Bedrooms - Type A

### Entrance Hall

Storage cupboard under stairs.

### Bedroom 1 13' 0" x 8' 3" (3.95m x 2.52m)

Window to front aspect and radiator.

### Bedroom 2 14' 11" x 13' 2" (4.54m x 4.01m)

Window to rear aspect and radiator.

### Shower Room 6' 11" x 6' 0" (2.11m x 1.84m)

Three-piece suite including; wc, wash hand basin and shower.

### Second Floor

### Open-Plan Kitchen/lounge/diner 24' 3" x 14' 11" (7.40m x 4.54m)

Windows to rear aspect. Fully fitted kitchen with a range of wall and base units. Built-in single oven with electric hob and extractor hood above. Plumbing and space for washing machine and dryer. Space for fridge/freezer. USB wall plugs. Radiator.

### Terrace 8' 2" x 7' 10" (2.49m x 2.39m)

### Externally

One allocated undercover parking space.



# Two Bedrooms - Type B

### Entrance Hall

### Bedroom 1 13' 0" x 8' 3" (3.95m x 2.52m)

Window to front aspect and radiator.

### Bedroom 2 14' 11" x 13' 2" (4.54m x 4.01m)

Window to rear aspect and radiator.

### Shower Room 6' 11" x 6' 0" (2.11m x 1.84m)

Three-piece suite including; wc, wash hand basin and shower.

### Second Floor

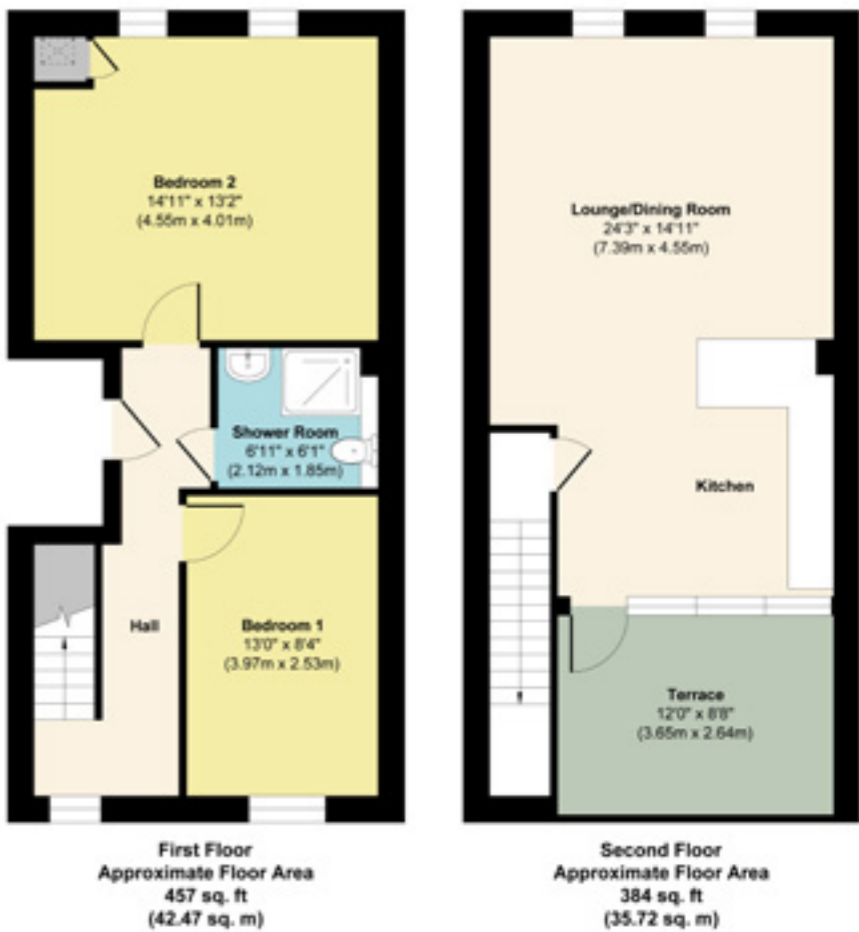
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### Terrace 8' 2" x 7' 10" (2.49m x 2.39m)

### Externally

One allocated undercover parking space.





## RESIDENTIAL CONVEYANCING

### Why Choose Stenfield Solicitors?

Here at Stenfield Solicitors, we pride ourselves on a personal and professional service. Emma Oldershaw is a Fellow of the Chartered Institute of Legal Executives and has been involved in conveyancing since 2006. Emma has previously been involved in high value and complex transactions as well as the usual standard conveyancing. Over the years, Emma has gained a wealth of experience in all aspects of residential property, from freeholds to leaseholds, new-builds to period properties and barn conversions. She has worked extensively across Norfolk and has a good knowledge of the local area.

We believe in making time for our clients through what can be an extremely stressful process. We do not adopt the volume conveyancing model favoured by many firms, as we believe this does not best serve the interests of our clients. We prefer to allow sufficient time to fully familiarise ourselves with your file and your circumstances. Emma has herself been involved in moving home and understands the upheaval involved. We are here to provide reassurance and support and are happy to meet with you at our offices to go through any queries or concerns.

We also understand that buying a property is a huge investment. Emma has the necessary experience to ensure that any issues with the property are identified and addressed before committing you to the purchase.

We are happy to provide a no obligation quotation. Please contact us on 01603 733 404 or email [emma@stenfield.com](mailto:emma@stenfield.com).



83% of new clients are recommended to us through word of mouth



98% of clients said they were happy with the result we achieved for them



88% of clients agree that our service provides great value for money



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[premierfinancialgroup.co.uk](http://premierfinancialgroup.co.uk)



## Mortgages Made Easy

Premier Financial Group was established in March 1990. We are fully qualified Financial Services Advisers directly authorised by the FCA (Financial Conduct Authority).

We offer completely independent financial advice, specialising in Mortgages, Insurances, Wills, Lifetime Planning and Investments.

We are committed to helping you from our first point of contact through to the completion, as well as offering excellent aftercare services ensuring you can continue on the right track for life.

Being independent allows our team of advisers to select products from the whole of the market, finding the best product to suit your needs. More importantly, each of our advisers specialises in certain areas, so we are positive that we will give you the best advice for your requirements.

Stacey curson is our specialist New Build mortgage Adviser and would be happy to take any mortgage queries.





# HOMES & LAND

RESIDENTIAL ESTATE AGENTS

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Mon - Fri: 9am - 5:30pm  
Sat: 9am - 1pm  
Sun: Closed

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EPC Rating - TBC

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#### Agents Notes

Whilst every care is taken when preparing details, HOMES & LAND RESIDENTIAL LTD., do not carry out any tests on any domestic appliances, which include Gas appliances & Electrical appliances. This means confirmation cannot be given as to whether or not they are in working condition.

Measurements are always intended to be accurate, but they must be taken as approximate only. Every care has been taken to provide true descriptions, however, no guarantee can be given as to their accuracy, nor do they constitute any part of an offer or contract.



**THE  
ANSWER**  
CONSTRUCTION LTD

