



13 Cygnet Close, Attleborough, NR17 2RP

Offers in excess of £400,000 Freehold





- Three storey detached house
- Six bedrooms
- Three en-suites plus family bathroom
- Extended kitchen/diner
- Two reception rooms
- 17 solar panels plus 7kwh battery storage
- Refurbished with a luxurious finish throughout
- Two driveways, two EV points and 23ft garage
- West facing rear garden

The Property...

A truly stunning family home, built in 2004, overlooking a green, on the edge of Attleborough, within walking distance of nearby schools, town centre and rail station.

The property offers vast living space with some luxurious contemporary home improvements carried out by the current owners. Approximately 1600 square feet of internal floor space over three floors, having six bedrooms, three en-suites, a family bathroom, extended kitchen/diner and two further reception rooms.

On the ground floor you are welcomed through an inviting entrance hall with wood effect flooring which continues through to the study and kitchen/diner which boasts a glass roof extension, door to garden, integrated appliances and rangemaster cooker. In addition, on the ground floor is a practical cloakroom and living room with bi-folding doors to garden. On the first floor are four bedrooms, two bedrooms both having double wardrobes, en-suites and a family bathroom off the landing. On the second floor are the two largest bedrooms with the principal suite benefitting from large double wardrobe and a luxurious en-suite with walk-in shower cubicle, bedroom two has 'Sharpes' fitted wardrobes and a continuing dual usage desk or additional storage. In recent years two en-suites and family bathroom have been re-fitted with contemporary tiling, rainfall shower heads with flexible hose attachments, high quality sanitary ware and heated towel rails.

The property is highly energy efficient with solar panels installed, a 7 kWh battery storage, two electric vehicle charge points, modern upvc double glazed windows and doors throughout, gas fired central heating, good insulation associated with the era of build. Outside there are two driveways flanking either side of the home both with wall mounted EV charge points, a 23 ft garage, low maintenance and landscaped west facing garden with patio seating area, artificial grass, pergola and summer house, with power/light and bar area.

Location...

Attleborough is a bustling market town situated alongside the A11 to the south west of Norwich. The town is well served having facilities including supermarkets, shops, restaurants, takeaways, pubs, health centre and schooling for all ages. There are two primary schools, a high school and good rail links to Norwich, Cambridge & London.



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Hall

Double glazed composite door, wood effect flooring and radiator.

Study

Double glazed window, attached shutters, wood effect flooring and radiator.

Kitchen/Diner

Double glazed windows, double glazed door to garden and lantern style glazed roof. Fitted with a selection of wall and base mounted units, work surface, upstands, composite one and a half bowl sink/drainage, Rangemaster cooker with gas hob, sparkle splashback, stainless steel extractor fan, integrated fridge, freezer, dishwasher, washing machine, wine racks, storage cupboard, radiator and wood effect flooring.

WC

Double glazed window, attached shutters, wash hand basin, tiled splashbacks, wc and radiator.

First Floor Landing

Double glazed window, stairs from ground floor, stairs to second floor, cupboard and radiator.

Bedroom Three

Double glazed window, built in double wardrobe, radiator and door to:-

En Suite

Double glazed window, shower cubicle, glazed screen, tiled splash backs, wash hand basin, wc and radiator.

Bedroom Four

Double glazed window, built in double wardrobe, radiator and door to:-

En Suite

Shower cubicle, glazed screen, gold effect sanitary ware, rainfall shower head, flexible hose, full height tiled splash backs to cubicle, half height in remainder, wash hand basin, low level vanity unit, wc and gold effect towel rail.

Bedroom Five

Double glazed window and radiator.

Bedroom Six

Double glazed window and radiator.

Family Bathroom

Double window, bath with mixer taps, rainfall shower, flexible hose, glazed screen with black trim, tiled splash backs, wash hand basin, low level vanity unit, wc, wall mounted mirror and towel rail.

Second Floor Landing

Stairs from first floor and double glazed roof window.

Principal Bedroom Suite

Double glazed windows, built in double wardrobe, radiator and door to:-



En Suite

Double glazed roof window, walk in shower cubicle, glazed screen, rainfall shower head, flexible hose, fully tiled splash backs to cubicle, wash hand basin, low level vanity unit with handleless cupboards, wc, wall mounted mirror and towel rail.

Bedroom Two

Double glazed window, double glazed roof window, 'Sharpes' fitted double wardrobes, fitted desk unit with chest of drawers below and radiator.

Outside

To the side is a chip and tar driveway with EV charge point with gated access to garden. To the other side is a tarmac drive with EV charge point leading to the:-

Garage

Up and over door to front, storage within trusses, door to garden, battery for solar panels, power and lighting.

To the rear is an enclosed, low maintenance and landscaped garden with patio seating area, artificial grass, pergola leading to the summer house, side gated access and door to garage.

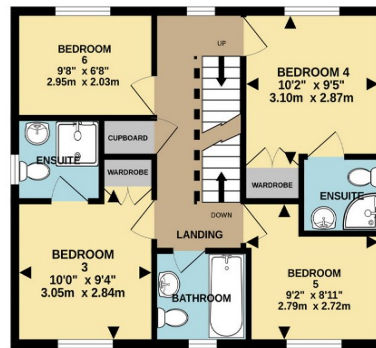
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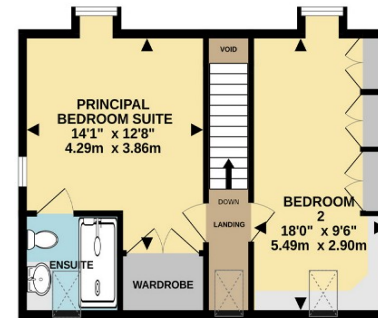
GROUND FLOOR
839 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



SUMMER HOUSE
139 sq.ft. (12.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1953 sq.ft. (181.4 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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