



6 Cygnet Close  
Attleborough, Norfolk, NR17 2RP

**BROWN & CO**







## 6 Cygnet Close, Attleborough, Norfolk, NR17 2RP

A five-bedroom detached house nicely positioned to enjoy views over the small park.

Offers in Excess of £400,000



### DESCRIPTION

No. 6 Cygnet Close is a spacious detached house enjoying well-arranged accommodation on three floors with five bedrooms, spacious principal rooms together with a delightful garden and garaging. The house was built in 2004 and has since benefited from a super garden room addition which links in well with the manicured gardens to the rear. The sitting room, dining room, kitchen, and garden room all flow particularly well and are offered in excellent order.

The bedrooms are all excellent sizes and are arranged off the first and second floors. The principal bedroom, guest bedroom and bedroom four all benefit from en-suite showers and fitted wardrobes. The family bathroom enjoys twin sinks with the benefit of a bath and separate shower.

Outside, the gardens are delightful, being mainly laid to lawn and fully enclosed by panel fencing. Along the boundary line are stunning raised beds with a mixture of herbaceous plants and flowers. There is a super patio off the garden room providing a lovely space to entertain. The garage can be accessed from the garden.

Services – Mains water, mains drainage, mains gas, mains electricity. The solar panels are owned by the vendors (more information on returns can be found via the selling agents, Brown&Co LLP).

Local authority – Breckland District Council.

### LOCATION

Attleborough is a popular market town just off the A11 trunk road. Attleborough offers a range of excellent local shopping facilities in the town and easy access to the main A11 trunk road linking the property with Norwich and Thetford.

### DIRECTIONS

Leave Norwich via the A11 Newmarket Road, continuing past Wymondham and on towards Attleborough. Leave the A11 on the slip road signposted to Attleborough. Take the first left onto Mill Lane and follow onto Besthorpe Road. Go over the first roundabout and at the second roundabout take the first exit onto Kingfisher Road. Take the first right onto Cygnet Close, the property will be located on the right-hand side.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**



# Cygnets Close, Attleborough, NR17

Approximate Area = 1829 sq ft / 169.9 sq m  
 Garage = 340 sq ft / 31.5 sq m  
 Total = 2169 sq ft / 201.4 sq m  
 For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1032183

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