



## 38a Mill Lane, Besthorpe

Guide Price £700,000

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Besthorpe, Attleborough

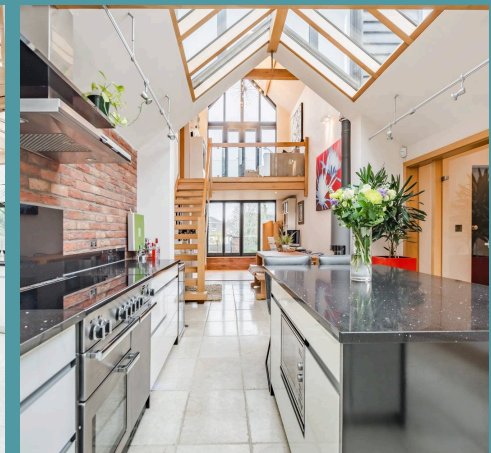
Guide price £700,000 - £725,000 The epitome of contemporary living, this individually designed four-bedroom property is set on a sought-after 1/3 acre plot, offering the perfect blend of luxury, versatility and unspoiled beauty. The expansive grounds provide both privacy and stunning views, creating an idyllic environment for family life. Inside, the design maximises light, flow and flexibility, with adaptable spaces that can easily cater to your family's changing needs. High-end finishes and a thoughtfully laid-out floor plan provide comfort and style, while the meticulously landscaped garden seamlessly connects the home with its picturesque surroundings. This exceptional property combines unmatched elegance and versatility, all set in a highly sought-after location.

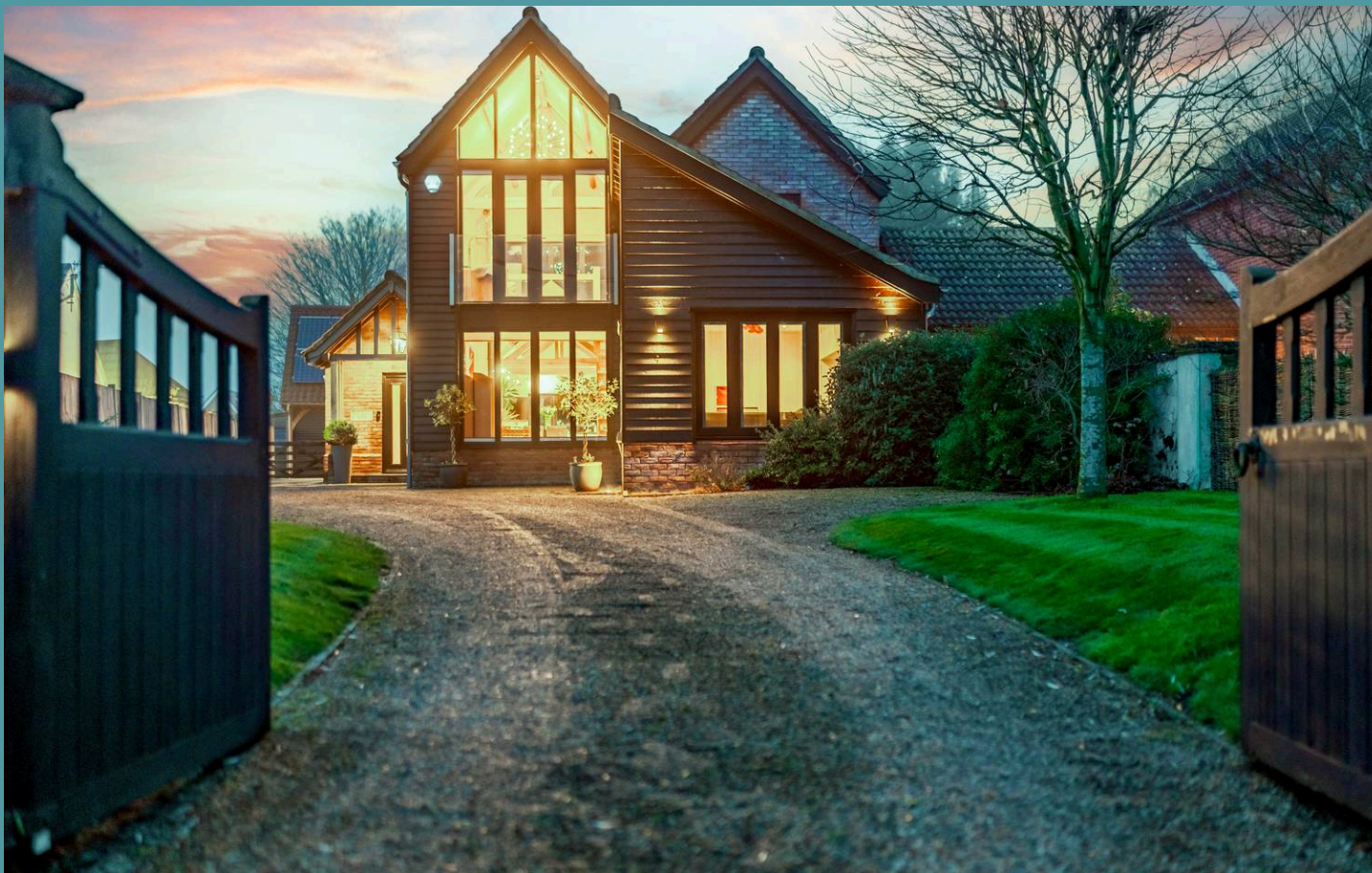
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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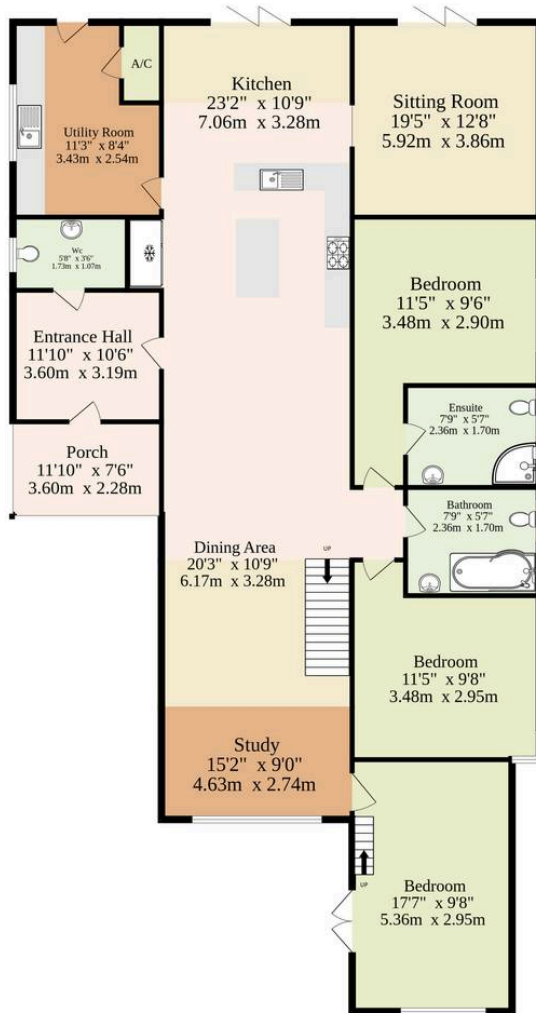
### The Location

Positioned in the picturesque parish of Besthorpe, just a mile from the esteemed Wymondham College, this property boasts an idyllic location perfect for families seeking exceptional educational opportunities. The nearby towns of Wymondham and Attleborough, both vibrant market towns southwest of Norwich along the A11, offer a blend of convenience, charm, and modern amenities.

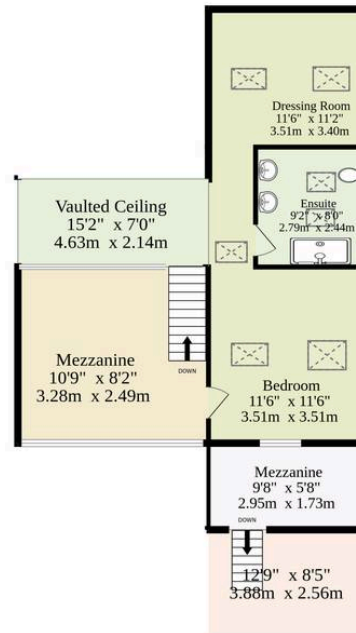
Attleborough, in particular, features a well-connected train station providing direct access to Norwich, Cambridge and London, making commuting effortless. The area also benefits from a wealth of local amenities, including a variety of supermarkets, healthcare facilities and additional schooling options, ensuring that every need is met



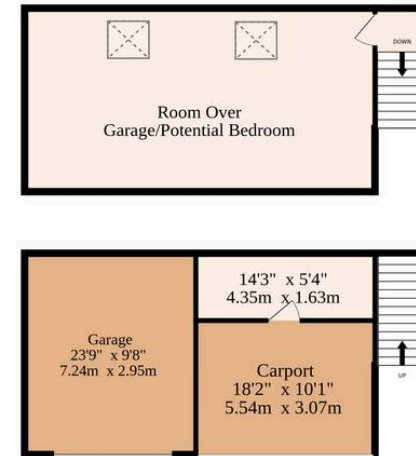
Ground Floor  
1385 sq.ft. (128.7 sq.m.) approx.



1st Floor  
484 sq.ft. (45.0 sq.m.) approx.



Garage  
701 sq.ft. (65.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2570 sq.ft. (238.8 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.