

Maple Tree  
Cottage London  
Road  
Attleborough



# Maple Tree Cottage London Road

## Guide Price £650,000

### ACCOMMODATION COMPRISES:

#### ENTRANCE HALL:

A welcoming reception. Oak staircase leading to first floor landing. Tiled flooring. Double storage cupboard.

#### LIVING ROOM: 4.3 x 4.7m (14'1" x 15'4")

Window to front & side.

#### KITCHEN/DINING: 10.5 x 4.3m (34'4" x 14'1")

An individual designed bespoke shaker style fitted kitchen, comprising of matching wall and base units. Butler sink. Quartz worktops. Induction hob with extractor above. Integral fridge/freezer. Integral dishwasher. 2 x BOSCH single ovens. Window to rear. Bio folding doors leading out to garden. Tiled flooring throughout. Open area ideal for dining and entertaining, leading into:-

#### FAMILY AREA: 4.4 x 4.5 (14'4" x 14'7")

A vaulted room with rear aspects of garden, bi folding doors to rear.

#### UTILITY: 2.2 x 3.8m (7'2" x 12'4")

Fitted with shaker style base units. Larder cupboard - housing boiler. Inset sink with drainer. Space and plumbing for washing machine & tumble dryer. Door leading out to side. Window to side.

#### STUDY: 3.2 x 3.5m (10'4" x 11'4")

Window to front.

#### GUEST WC:

A two piece suite. Tiled floor. Window to front.

#### LANDING:

Loft hatch. Airing cupboard.

#### MASTER BEDROOM: 3.2 x 3.9m (10'4" x 12'7")

A vaulted room with window to front. 2 x built in cupboards. Radiator. Door into en suite.

#### EN SUITE:

Local Authority

Council Tax Band D

EPC Rating B



Contact

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