



**Plot 19 The Maple, White House Park, Attleborough**

**welcome to**

## **Plot 19 The Maple, White House Park, Attleborough**

Being within walking distance of the train station & the towns amenities, this detached family home has been designed to a high spec & offers three bedrooms, with a master en-suite, stunning kitchen/family room with separate living room & a single garage with driveway!



**Specifications:**

- Gas central heating
- Vertical five panel internal doors
- Chrome finish door furniture
- UPVC double glazed windows
- Lemongrass fitted kitchen
- Integrated kitchen including high level oven
- Cooker hood
- Fridge/Freezer
- Dishwasher
- Washing machine
- Vinyl flooring to kitchen
- Wall tiling to bathroom and ensuite
- Roca Sanitaryware
- Chrome Heated Towel Rails to bathroom and ensuite
- Inset ceiling lights to kitchen, bathroom and ensuite
- NHBC Cover

**Location:**

Attleborough is a historic market town in the heart of the Norfolk countryside, between Thetford and Norwich, just off the A11.

Attleborough offers local amenities including independent stores and supermarkets for daily shopping. There is a weekly market, an attractive selection of pubs and restaurants, alongside community sports facilities which include a leisure centre and fitness gym. Further afield, the vast surroundings of Thetford Forest offers everything from multiple walking and cycling routes, to tree-top rope courses and Segway trails.

The town is ideally situated for regular commuting with easy access into Norwich by train, taking around 20 minutes from Attleborough station. Trains to Cambridge are also readily available taking about an hour. Attleborough has a good range of primary and secondary schools situated within the town itself, while Wymondham College is located just a few miles away.

**Estate Charges:**

Management Charges for this development are £212.73.

**Travel By Road:**

Train Station - under 1 mile  
A11 - 1 mile  
Wymondham - 8 miles  
Thetford - 15 miles  
Norwich City Centre - 16 miles  
Cambridge - 50 miles  
London - 102 miles

**The Accommodation:****Entrance Hall****Downstairs Cloakroom****Living Room**

19' 3" x 10' 10" ( 5.87m x 3.30m )

**Kitchen / Family Room**

19' 3" x 11' ( 5.87m x 3.35m )

**First Floor Landing****Master Bedroom**

14' 11" max. x 11' 3" ( 4.55m max. x 3.43m )

**Master En-Suite****Bedroom Two**

11' 2" x 10' 1" ( 3.40m x 3.07m )

**Bedroom Three**

11' 2" x 9' ( 3.40m x 2.74m )

**Family Bathroom****Agents Note**

\* Rear Living Room window to plot 3 only.

Please note that the photos used are from an alternative plot on the development and are for illustrative purposes only.

Distances by road are subject to measurement and approximate.



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## **Plot 19 The Maple, White House Park, Attleborough**

- Stunning Three Bedroom Detached Family Home
- Enclosed South Westerly Facing Rear Garden
- 10 Year NHBC Warranty
- Single Garage & Driveway Parking
- Kitchen/Family Room with Separate Living Room
- Close to Town Centre, Train Station & Amenities
- Show Home & Marketing Suite Open Daily 10am - 5pm!
- 1136sqft internal accommodation

Tenure: Freehold

**£345,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ATB109691 - 0003

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**william h brown**



**01953 452990**



[Attleborough@williamhbrown.co.uk](mailto:Attleborough@williamhbrown.co.uk)



Exchange Street, ATTLEBOROUGH, Norfolk,  
NR17 2AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**