



Rye Lane, Attleborough, NR17 2JH

welcome to

Rye Lane, Attleborough

Beautifully laid out and full of potential, this spacious two/three-bedroom home offers open plan living, two en-suite bedrooms, and a bright conservatory. With scope to add a third bedroom and excellent storage including a garage.



Description

The accommodation features two large double bedroom, both benefiting from en-suite bathrooms. There is also a separate cloakroom for guests and a potential third bedroom.

The heart of the home is an open-plan lounge and dining area that flows seamlessly into the modern kitchen and utility room, A bright and airy conservatory overlooks the rear garden, adding an extra dimension to the living space.

Externally the property includes a garage suitable for one vehicle with additional room for storage. The rear garden is low maintenance and is enclosed for extra privacy.

Cloak Room

W.C, sink and toilet

Lounge

23' 8" x 11' 2" (7.21m x 3.40m)

Front facing window complete with carpet and sliding doors leading to the conservatory

Dining Room

16' 9" x 9' 4" (5.11m x 2.84m)

Front facing window with laminate flooring and door to the garage

Kitchen

16' 2" x 7' 7" (4.93m x 2.31m)

Selection of fitted storage units base and wall mounted, breakfast bar space for white goods. Stainless steel sink and mixer tap

Utility Room

Space for white goods with additional storage

Conservatory

10' 7" x 12' 8" (3.23m x 3.86m)

French doors to the garden

Bedroom One

13' 2" x 9' 5" (4.01m x 2.87m)

Front facing window with storage cupboards

Ensuite

9' 3" x 5' 7" (2.82m x 1.70m)

Bath, shower, W.C and storage cupboards

Bedroom Two

11' 3" x 19' 3" (3.43m x 5.87m)

Double bedroom with built in wardrobe, dual aspect window and front and rear facing window

Study / Bedroom Three

9' 1" x 16' 3" (2.77m x 4.95m)

Front facing window, can be used as an additional double bedroom



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Rye Lane, Attleborough

- **CHAIN FREE**
- 2/3 Bedroom
- Open Plan Living
- Garage
- Conservatory
- Enclosed Rear Garden
- Driveway
- Close to Town Centre

Tenure: Freehold EPC Rating: Awaited

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB109948 - 0005

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