



**Rye Lane, Attleborough, NR17 2JH**



**welcome to**

## **Rye Lane, Attleborough**

Updated throughout this property offers a bright and airy flow throughout with it's large windows and natural light. Complete with open plan kitchen/diner, generous sized lounge with garden views this is a property not to be missed.



### Entrance Hall

Bright and airy entrance into the property complete with laminate flooring

### Cloakroom

Complete with W.C and sink

### Lounge

19' 9" x 14' 9" ( 6.02m x 4.50m )

Laminate flooring with large window allowing natural light in. Complete with gas fireplace feature and double radiator

### Office/Study

8' 8" max x 10' 2" max ( 2.64m max x 3.10m max )

French doors leading to the rear garden as well as underfloor heating

### Kitchen/Diner

14' 1" x 19' 3" ( 4.29m x 5.87m )

Open plan living with new fitted modern kitchen, with induction hob and oven.

### Garden Room

13' 6" x 11' ( 4.11m x 3.35m )

Bi folding doors to the rear garden, bright and airy space with garden views

### Landing

11' 6" max x 10' 7" max ( 3.51m max x 3.23m max )

Open landing with fitted carpet and large frosted window still allowing plenty of light throughout

### Bedroom One

14' 8" x 10' 4" ( 4.47m x 3.15m )

Complete with built in wardrobes and fitted carpets double bedroom with south facing window

### Ensuite

7' 9" x 7' 9" ( 2.36m x 2.36m )

With walk in shower, sink and W.C complete with underfloor heating

### Bedroom Two

10' 8" x 12' 1" ( 3.25m x 3.68m )

Double bedroom with laminate flooring with built in wardrobe and side aspect window

### Bedroom Three

12' 5" x 11' ( 3.78m x 3.35m )

Double bedroom with fitted carpet and built in wardrobe

### Bedroom Four

13' 7" x 12' 8" ( 4.14m x 3.86m )

Double bedroom complete with fitted carpets

### Family Bathroom

11' 5" x 7' 9" ( 3.48m x 2.36m )

Walk in double shower with pressure shower system, bath, W.C and hand wash basin complete with radiator and underfloor heating.

### Front Garden

Long brick weave driveway to the front of the property, low maintenance garden

### Rear Garden

Large green space area low maintenance and patio area with space for dining

### Garage

19' 6" x 8' 7" ( 5.94m x 2.62m )

Garage space currently being used as a utility room, complete with carpet and electric throughout. electric garage door and side door leading to the garden with side aspect window



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## Rye Lane, Attleborough

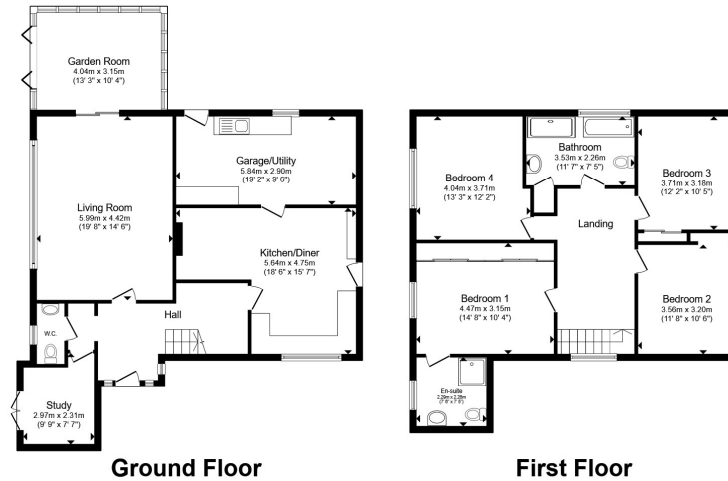
- \*\*Guide price £450,000 - £475,000\*\*
- Individually Architecturally Designed
- Generous Corner Plot
- Four Generous Size Bedrooms
- Ensuite Master Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£450,000**



Total floor area 187.8 m<sup>2</sup> (2,022 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ATB110056 - 0004

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