



Rye Lane, Attleborough

Asking Price of
£365,000



- Well-presented four bedroom detached family home
- Previously extended to provide approximately 1260 sq ft of living accommodation
- Stylish and modern kitchen/diner
- 21ft dual aspect living room
- Generous and versatile utility room
- Gas central heating, solar panels with a feed-in tariff and double glazing
- Spacious and enclosed rear garden with summerhouse and a decking/bbq area
- Integral garage with off-road parking
- Popular location within ease of access to the town centre and all its amenities



Property Description

Moneyproperties are delighted to be marketing this well-presented four bedroom detached family home within close proximity to the town centre and all its amenities.

This spacious home has previously been extended to increase the living accommodation and comprises of a stylish kitchen/diner, 21ft dual aspect living room, generous utility and downstairs wc. To the upstairs comes four well-proportioned bedrooms and a family bathroom. Outside the property benefits from a large fully enclosed rear garden, integral single garage, and off-road parking to the front. Further benefits include solar panels to the roof and a summerhouse with decking and bbq area to the rear.

Agents Notes -

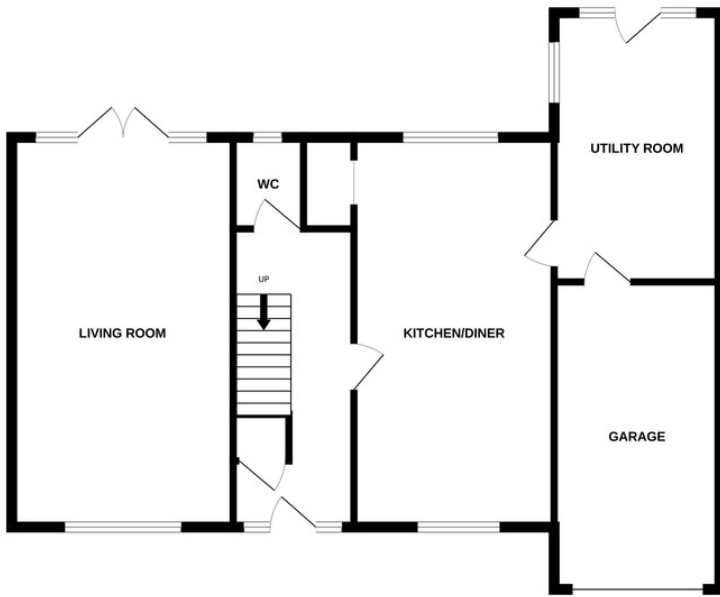
We understand the property will be sold freehold, connected to all mains services with gas central heating. Cavity wall construction, with previous flat roof extension to the property. We have been made aware that the property broadband is supplied by Sky Fiber and has good mobile signal/coverage. The current electrical supplier is Scottish Power and water supplier is Anglian Water.

This can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)
Council tax band D, EPC - C, Freehold

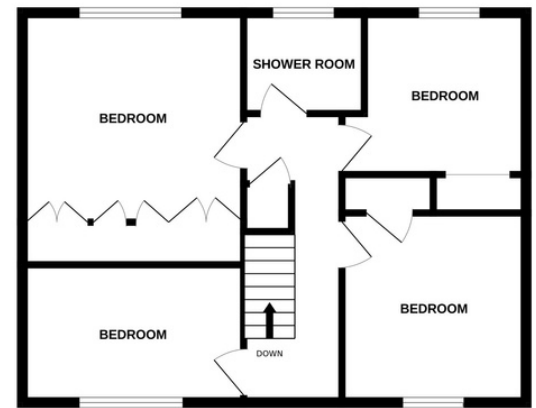


Floorplan and Room Measurements

GROUND FLOOR



1ST FLOOR



- LIVING ROOM - 6.45M X 3.66M (21'2" X 12'0")
- KITCHEN/DINER - 6.3M X 3.3M (20'8" X 10'10")
- UTILITY ROOM - 4.7M X 2.62M (15'5" X 8'7")
- BEDROOM ONE - 3.66M X 3.45M (12'0" X 11'4")
- BEDROOM TWO - 3.66M X 2.29M (12'0" X 7'6")
- BEDROOM THREE - 2.9M X 2.69M (9'6" X 8'10")
- BEDROOM FOUR - 2.67M X 2.67M (8'9" X 8'9")
- GARAGE - 5.03M X 2.74M (16'6" X 9'0")



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Wymondham

Money Properties 16
Market Street
Wymondham
NR18 0BB

United Kingdom

Contact Number

01953 423 006 (Option 1)

Email Address

post@moneyproperties.co.uk

Attleborough

Money Properties
Exchange Street
Attleborough
NR17 2AB

United Kingdom

Contact Number

01953 423 006 (Option 2)

Email Address

info@moneyproperties.co.uk

Money Lettings

Money Lettings
6A Whartons Court
Wymondham
NR18 0UQ

United Kingdom

Contact Number

01953 601300

Email Address

post@moneylettings.co.uk



WWW.MONEYLETTINGS.CO.UK

WWW.MONEYPROPERTIES.CO.UK