



Norwich Road, Besthorpe

Offers in the Region of
£525,000

4



2



3/4



- Spacious detached family home
- Four well-proportioned bedrooms with an ensuite to bedroom one
- Desirable location within ease of access to Wymondham College
- 18ft dual aspect living room with feature fireplace
- Two further reception rooms
- Impressive enclosed rear garden with patio area
- Generous kitchen/breakfast room with separate utility
- Integral garage with off-road parking
- Close proximity to the market towns of Wymondham and Attleborough



Property Description

Moneyproperties are delighted to be marketing this spacious four-bedroom detached family home in a desirable location within close proximity to Wymondham College and the market towns of Wymondham and Attleborough.

Occupying a generous plot and accessed via a private road this well-proportioned home comprises of an entrance porch, three reception rooms including an 18ft dual aspect living room with feature fireplace, kitchen/breakfast room, separate utility room and downstairs wc. To the upstairs the property benefits from bedrooms with an ensuite to bedroom one, large landing offering a study space if required and a family bathroom. To the outside the property enjoys an impressive enclosed rear garden, integral garage, and off-road parking.

Agents Notes -

We understand the property will be sold Freehold, connected to mains water and electric with oil central heating and private drainage (septic tank). The property is of cavity wall construction. and we have been made aware that the broadband is BT and has good mobile signal/coverage. The current electrical supplier is EDF and water supplier is Anglian Water.

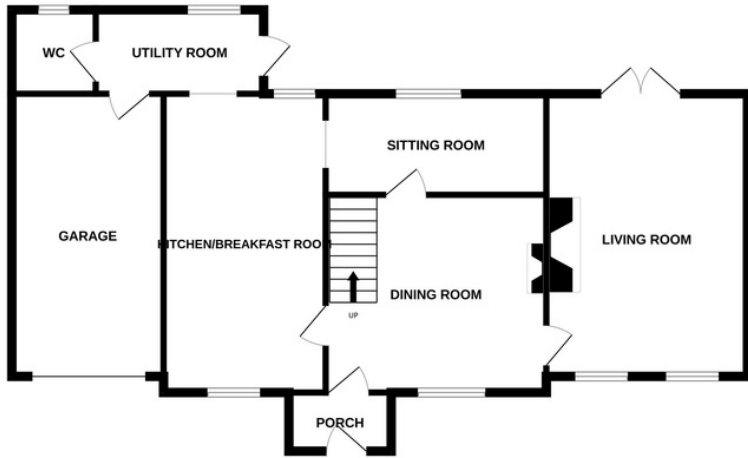
Phone service can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band - C, EPC - E, Freehold



Floorplan and Room Measurements

GROUND FLOOR



1ST FLOOR



- PORCH - 1.96M X 1.12M (6'5" X 3'8")
- LIVING ROOM - 5.38M X 3.84M (17'8" X 12'7")
- DINING ROOM - 4.14M X 3.43M (13'7" X 11'3")
- KITCHEN/BREAKFAST ROOM - 5.38M X 3.1M (17'8" X 10'2")
- UTILITY ROOM - 3.4M X 1.6M (11'2" X 5'3")
- WC - 1.6M X 1.6M (5'3" X 5'3")
- SITTING ROOM - 4.22M X 1.93M (13'10" X 6'4")
- BEDROOM ONE - 3.58M X 3.28M (11'9" X 10'9")
- BEDROOM TWO - 4.39M X 3.56M (14'5" X 11'8")
- BEDROOM THREE - 3.84M X 2.97M (12'7" X 9'9")
- BEDROOM FOUR - 2.51M X 2.36M (8'3" X 7'9")
- BATHROOM - 3.1M X 1.98M (10'2" X 6'6")
- GARAGE - 5.69M X 2.9M (18'8" X 9'6")



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.



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