

## Peregrine Grove, Wymondham, Norfolk, NR18 9FH

Guide Price £330,000- £350,000

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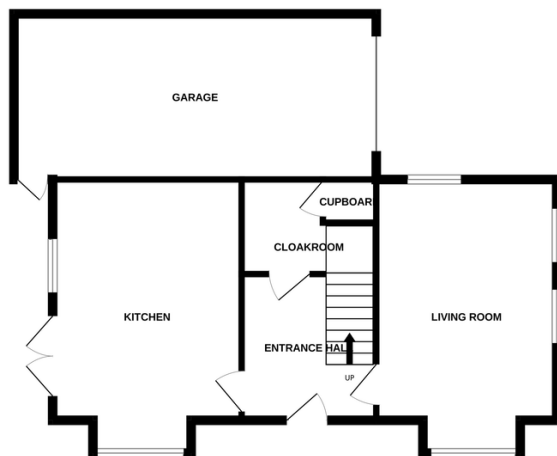
**GUIDE PRICE £330,000-£350,000** Well-located detached three-bedroom house, offering a modern and comfortable living space with easy access to local amenities and sought-after schools. The property comprises of three bedrooms, bedroom one includes an en-suite and fitted wardrobes, there is a modern family bathroom on the upper floor and a convenient cloakroom on the ground floor, a spacious living room and a modern kitchen with built-in appliances, outdoor space benefits from a fully enclosed, walled and gated garden with a patio area, ideal for outdoor enjoyment, there is a single garage and parking off-road for 2-3 cars.

**Tenure: Freehold EPC: B Council Tax: C**

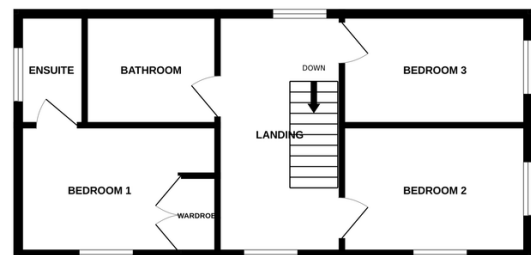
## Key Features

- Well located detached three bedroom house, bedroom one with en suite and fitted wardrobes
- Fully enclosed walled and gated rear garden with lawn and patio area for outdoor entertaining
- Close to the towns railway station and bus stops with regular services to Norwich and Cambridge
- Minutes from sought after schools two with outstanding ofsted reports and one with a good rating
- There is no forward chain which allows for a quick sale process and there is vacant possession
- Features fully integrated modern kitchen and bathrooms, there is also a downstairs cloakroom
- Off road parking for two / three cars and easy access to the main A11 for those commuting by road
- Walking distance from the historic town centre with all its amenities including markets on Fridays
- The perfect family home for those looking to be close to all this historic town has to offer
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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