

## Perrings, Wymondham, Norfolk

Guide Price £490,000

4 2 2



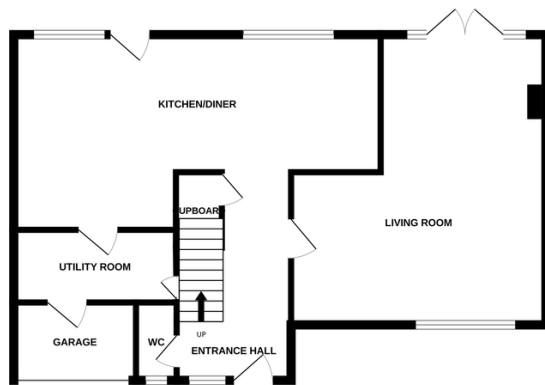
Located on a generous 100ft x 40ft plot, this beautifully renovated four-bedroom detached home, offering approximately 1,200 sq ft of stylish, modern living space, perfectly suited to a growing family seeking both countryside charm and convenient access to town and city amenities. Recently transformed by its current owners, this property now features a sleek modern kitchen with breakfast room, a practical utility room, and a bright, spacious L-shaped living room complete with a bespoke audio wall and patio doors opening directly onto the rear garden.

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

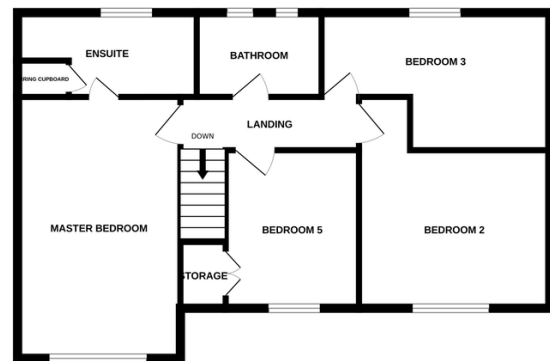
## Key Features

- A stylish detached family home offering approximately 1200 sq ft of living space
- Recently renovated to a high standard by the current owners
- Modern bathrooms and kitchen / breakfast room / utility room / and garage storage
- Close to the town centre with all its amenities including regular bus and rail services to Norwich and Cambridge
- Completely redefined the home's character, there is truly little left to distinguish it from its original form.
- Sitting on a generous plot 100ft x 40ft in a quiet cul de sac location
- Rear 40ft x 40ft fully enclosed garden with patio area, artificial lawn and play area
- Walking distance from Robert Kett Primary and Wymondham Academy with GOOD ofsted
- Easy access to the main A11 and A47 for those commuting by road
- 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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