

## Ashleigh Gardens, Wymondham, Norfolk.

Offers In Region Of £425,000

4 2 2



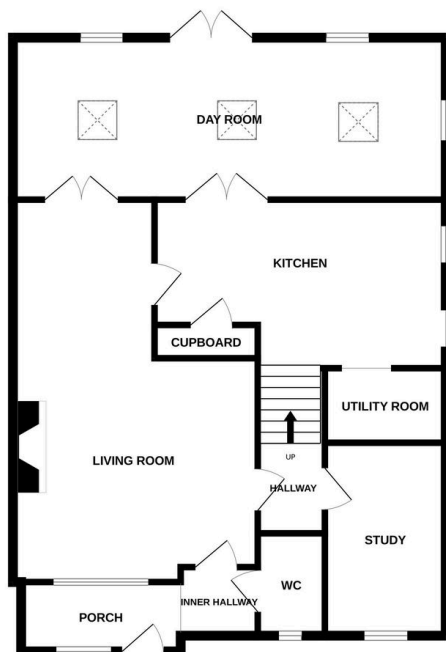
Moneyproperties are delighted to present this beautifully appointed four-bedroom detached home, offering approximately 2,000 sq ft of thoughtfully designed living space. The property consists of a welcoming entrance porch, downstairs cloakroom, living room complete with wood-burning stove, a versatile study/home office and a stunning fully integrated kitchen featuring a range cooker and separate utility room. There is also an impressive extended family room with vaulted ceilings, skylights, and patio doors opening directly onto the landscaped garden, four bedrooms, ensuite and family bathroom.

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

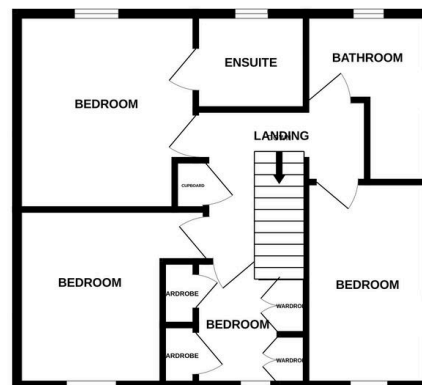
## Key Features

- Beautifully appointed 4/5 Bedroom Detached House on Corner Plot 100ft x 50ft
- Extended to provide a family room with skylights and patio doors into rear garden
- To the side, of the property there is a wood store, storage shed, and a garden room both with electrics
- Within catchment for the sought-after Ashleigh Primary School (rated Excellent by Ofsted),
- The historic town centre, with amenities and regular bus and rail links to Norwich and Cambridge
- Offering approximately 1600 sq ft of versatile living space and amazing gardens
- Beautiful pergola-covered seating area, well-planted borders create a tranquil, almost Mediterranean feel.
- The property provides ample parking to the front via a shingled driveway for three / four cars
- Walking distance of local shops, eateries, and Waitrose, and just minutes from two further supermarkets.
- See our online listing for further details regarding flood risk, broadband speed and other material information.

GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.5 sq.m.) approx.

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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