



Chapel Road, Spooner Row Wymondham NR18 9LN

welcome to

Chapel Road, Spooner Row Wymondham

This exceptional family home has been reduced to reflect current market conditions. With spacious living areas, a high-spec finish, and a large garden complete with air-conditioned garden room, it offers outstanding value in a sought-after location near Wymondham College.



Description

Welcome to this beautifully presented four-bedroom home, offering generous living space, modern finishes, and a thoughtfully designed layout perfect for family living or entertaining guests. Nestled in a desirable location near Wymondham College.

Inside, you're greeted by a bright and airy entrance hallway that immediately sets the tone. To your right, a cosy snug offers the perfect retreat for quiet evenings. Continuing through the hallway, you'll find the heart of the home—an impressive open-plan kitchen, dining, and lounge area. This expansive space is perfect for modern family life, featuring a well-appointed kitchen with ample worktop and storage space, seamlessly flowing into the dining and living areas. A convenient downstairs shower room completes the ground floor.

Upstairs, the property continues to impress with a spacious landing and four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room complete with shower, toilet, and basin. Bedroom four is currently utilised as a stylish dressing room, demonstrating the flexibility of the space. A large, contemporary family bathroom includes a bath, separate shower, toilet, and sink—perfect for accommodating the needs of a busy household.

Externally, the rear garden is well maintained complete with patio dining area. At the rear of the garden sits an additional garden room, currently used as a home office.

Hallway

Bright and airy with space for coat and shoe storage

Utility Room

8' 5" x 4' 2" (2.57m x 1.27m)
space for white goods as well as a sink

Bedroom One

11' 2" x 10' 11" (3.40m x 3.33m)
Rear facing windows, double bedroom, dressing room

Ensuite

Complete with Shower, sink and WC

Bedroom Two

15' 1" x 12' 2" (4.60m x 3.71m)
double bedroom front facing window

Bedroom Three

15' 1" x 8' 4" (4.60m x 2.54m)

Bedroom Four

11' x 7' 2" (3.35m x 2.18m)

Bathroom

10' 2" x 9' 5" (3.10m x 2.87m)
Shower, bath, sink, WC.

Front Garden

Stoned area used as a driveway can fit multiple vehicles

Rear Garden

The garden features a lawned area, a patio with a garden room, as well as an additional workshop and a garden shed

Additional Bedroom/Gym

18' 7" x 7' 10" (5.66m x 2.39m)
A flexible additional bedroom created through a high-quality conversion, offering a variety of uses.

Boot Room

Used for storing shoes and coats, and additional storage area

Agent Notes

Garage extension on the property complete with planning permission, as well as in 2021 kitchen was made open plan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Chapel Road, Spooner Row Wymondham

- Spacious Open Plan Living
- Detached Garden Office/Studio
- Master Bedroom with Ensuite
- Versatile Layout
- Large Driveway and Generous Rear Garden
- Contemporary Family Bathroom
- Bright and Airy Entrance Hallway

Tenure: Freehold EPC Rating: C Council Tax Band: D

offers over

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB109858 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk