









## 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.

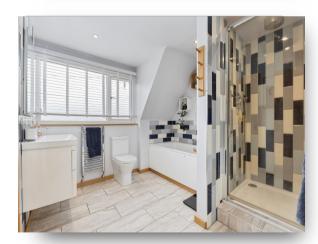












### Description

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" (  $2.57m \times 1.27m$  ) 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



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 insection(s). Powered by www.foolaent.com





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# **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

## view this property online williamhbrown.co.uk/Property/ATB109858



Property Ref: ATB109858 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk, NR17 2AB



williamhbrown.co.uk

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