



Applegarth, Wymondham NR18 0BZ

welcome to

Applegarth, Wymondham

William H Brown have delighted to present this excellent 4 bedroom detached family home, boasting stunning views of the river Tiffey and within easy reach of Wymondham Town Centre.



Entrance Porch

Door to side aspect, window to front and side aspect, tiled flooring and door to entrance hall.

Entrance Hall

Door to front aspect, laid to carpet, radiator, stairs to first floor with door leading to the living room, dining room, study, kitchen and utility room.

Living Room

15' 5" max x 14' 10" (4.70m max x 4.52m)

With patio doors to the rear garden and opening to the dining area, radiator, television and telephone points and laid to carpet.

Dining Area

17' x 9' (5.18m x 2.74m)

Patio door to rear garden, window to side aspect, radiator and fitted carpet.

Study

7' 4" x 6' 11" (2.24m x 2.11m)

With telephone point, radiator, window to front aspect and fitted carpet.

Kitchen

12' x 10' 4" (3.66m x 3.15m)

Fitted kitchen a range of wall and base units with work surfaces above, electric oven with gas hob and cooker hood above, two bowl stainless steel sink, radiator, tiled splashback, space for fridge/freezer with a window to front and side aspect.

Utility Room

7' 9" x 7' 1" + recess (2.36m x 2.16m + recess)

Fitted with base units and a single ceramic sink, plumbing for washing machine, window to side aspect and door leading to the cloakroom and carport.

Cloakroom

It has a WC, wash hand basin, tiled splashbacks and window to side aspect.

Landing

Stairs leading from the entrance hall, doors leading to all bedrooms and bath, window to front aspect, radiator, loft access and airing cupboard.

Bedroom One

11' 8" x 10' 6" (3.56m x 3.20m)

Window to front aspect, fitted built in wardrobes, wash hand basin and is laid to carpet.

Dressing Room

9' 6" x 7' 2" (2.90m x 2.18m)

Laid to carpet with a radiator, window to side aspect and door to ensuite.

Ensuite

This is restricted in head height with a sloped ceiling comprising of a mid-level WC, bath with mixer taps, radiator and window to rear aspect.

Bedroom Two

13' 5" x 11' 7" (4.09m x 3.53m)

Built in wardrobes, radiator, and window to rear aspect and is laid to carpet.

Bedroom Three

15' 9" x 7' 5" (4.80m x 2.26m)

Window to front aspect, radiator, vanity unit and is laid to carpet with a door leading to dressing room/nursery.

Nursery/ Dressing Room

9' 7" x 7' 1" (2.92m x 2.16m)

Window to side aspect, radiator and is laid to carpet.

Bedroom Four

10' 4" x 8' 5" (3.15m x 2.57m)

Window to front aspect, radiator, fitted wardrobes and is laid to carpet.

Bathroom

This has a WC, wash hand basin, bath with mixer taps, shower cubicle and bidet, there is also a radiator, window to side aspect and tiled

splashbacks.

Front Of The Property

Predominantly laid to lawn with a driveway leading through to the carport which can be accessed by an up and over door. The carport leads to an excellent sized single garage offering power and lighting.

Rear Garden

Predominantly laid to lawn and is a fully enclosed garden with numerous plantation and shrubs throughout and offers stunning views over the Tiffey Valley.



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welcome to

Applegarth, Wymondham

- GUIDE PRICE - £450,000-£475,000
- 3 Reception Rooms
- 4 Double Bedrooms
- Master Bedroom with Dressing Room & Ensuite
- Stunning Views over the Tiffey Valley

Tenure: Freehold EPC Rating: D

guide price

£450,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM107952 - 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.


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