

# 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'  $\times$  9' (5.18m  $\times$  2.74m ) Patio door to rear garden, window to side aspect, radiator and fitted carpet.

#### Study

7' 4" x 6' 11" ( $2.24m \times 2.11m$ ) 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 (  $2.36m \times 2.16m + recess$  ) 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" (  $3.56m \times 3.20m$  ) Window to front aspect, fitted built in wardrobes, wash hand basin and is laid to carpet.

#### **Dressing Room**

9' 6" x 7' 2" (  $2.90m \times 2.18m$  ) 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" (  $4.80m \times 2.26m$  ) 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" (  $2.92m \times 2.16m$  ) 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



#### **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 ingle 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.





### 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

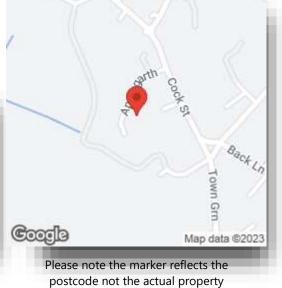
# £450,000



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Property Ref: WYM107952 - 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.

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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