



Norwich Road, Wymondham NR18 0YT

welcome to

Norwich Road, Wymondham

Here at William H Brown we are delighted to be presenting this executive 5 bedroom detached family home, offered with no onward chain and situated on the outskirts of a popular development in Wymondham.



Entrance Hall

Door to front aspect, radiator with door leading to the cloakroom, living room, dining area and study with wood effect porcelain tiled flooring.

Cloakroom

With W.C, wash hand basin with stainless steel mixer taps over, tiled splashbacks, extractor fan and wood effect porcelain tiled flooring.

Study

9' 11" x 8' 9" + recess (3.02m x 2.67m + recess)

With wood effect porcelain tiled flooring, radiator and window to front aspect.

Living Room

14' 7" x 11' 5" max (4.45m x 3.48m max)

With telephone and television points, radiator, window to front aspect and laid to carpet.

Dining Area

15' 7" x 9' 11" (4.75m x 3.02m)

With wood effect porcelain tiled flooring, radiator, window to rear aspect and opening to the kitchen.

Kitchen

17' 6" x 10' 4" (5.33m x 3.15m)

Fitted kitchen with wall and base units with solid quartz work surfaces above, integral fridge/freezer, fridge/freezer, washing machine and dishwasher, electric oven with gas hob and cooker hood above, 1 and half bowl stainless steel sink with mixer taps, cupboard housing the boiler, French doors to the rear garden, window to rear aspect with wood effect porcelain tiled flooring throughout.

Landing

Stairs from the entrance hall with doors leading to bedrooms two, three, four and five alongside the family bathroom. There is also a storage cupboard, separate airing cupboard with stairs leading to the master bedroom.

Bedroom Two

14' 7" x 10' 1" (4.45m x 3.07m)

With window to rear aspect, radiator, laid to carpet with door to the Jack and Jill ensuite.

Ensuite

With W.C, wash hand basin with stainless steel mixer taps over, shower cubicle, heated towel rail, extractor fan, partly tiled walls and window to rear aspect.

Bedroom Three

11' 5" x 10' 5" (3.48m x 3.17m)

With built in wardrobes, radiator, window to rear aspect, laid to carpet and door to the Jack and Jill ensuite

Bedroom Four

9' 10" x 9' max (3.00m x 2.74m max)

With radiator, window to front aspect and laid to carpet.

Bedroom Five

9' 10" x 8' 11" (3.00m x 2.72m)

With window to front aspect, laid to carpet and radiator.

Family Bathroom

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with shower attachment and mixer tap over, heated towel rail, extractor fan and partly tiled walls.

Second Floor Landing

Stairs leading from first floor leading to the master bedroom.

Master Bedroom

17' +recess x 16' 10" + bay window (5.18m +recess x 5.13m + bay window)

With a large storage cupboard, radiator, window to front aspect, sky window to rear aspect with an opening through to the dressing room.

Dressing Room

9' 8" x 8' (2.95m x 2.44m)

Laid to carpet, window to front aspect and triple built in wardrobe.

Ensuite

With mid-level WC, wash hand basin and shower cubicle with separate bath with mixer taps, heated towel rail, extractor fan, vinyl flooring and sky window to rear aspect.

Rear Garden

Fully enclosed rear garden with a slated patio area and pathway which leads round to a side access gate. There is also access to the garage which is currently converted as a studio.

Therapy Room

11' 3" x 9' 4" (3.43m x 2.84m)

With vinyl flooring, electric panel radiator and door leading to the separate bar area.

Bar Area

11' 3" x 10' 8" (3.43m x 3.25m)

With spot light lighting.



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welcome to

Norwich Road, Wymondham

- GUIDE PRICE - £475,000-£500,000
- 2 Reception rooms
- Converted Garage into Studio and Separate Bar Area
- Low Maintenance Rear Garden
- Finished to an Excellent Standard Throughout

Tenure: Freehold EPC Rating: B

guide price

£475,000



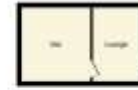
Ground Floor



First Floor

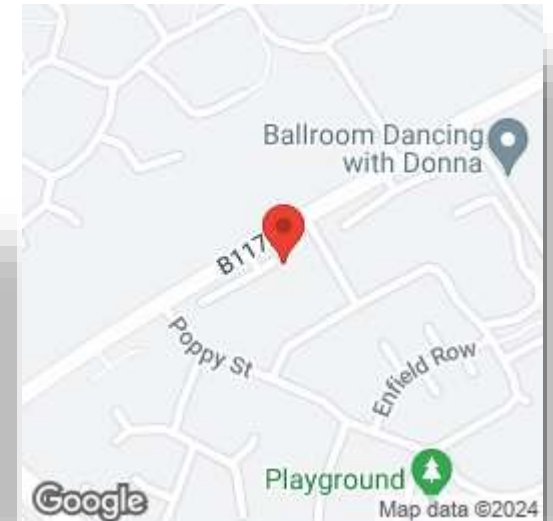


Second Floor



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor 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:
WYM108184 - 0005

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