



Longlands Drive, Wymondham NR18 0DR

welcome to

Longlands Drive, Wymondham

This excellent three bedroom detached bungalow is proudly being advertised through William H Brown.



Entrance Hall

Door to front aspect, laminate flooring with doors leading to kitchen/diner, all bedrooms and family bathroom

Kitchen/ Diner

13' 2" x 7' 10" (4.01m x 2.39m)

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric double oven, induction hob with cooker hood over, space for washing machine and fridge/freezer, boiler cupboard, window to rear aspect, laminate flooring and an opening through to the lounge/diner.

Lounge/ Diner

20' 2" x 10' 11" (6.15m x 3.33m)

Window to front and side aspect, 2 radiators, television and telephone point, laminate flooring throughout and patio doors leading to the rear garden.

Bedroom One

13' 5" x 8' 11" (4.09m x 2.72m)

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

Bedroom Two

11' x 8' 2" (3.35m x 2.49m)

With window to rear aspect, radiator and is laid to carpet.

Bedroom Three

8' 11" x 8' 9" (2.72m x 2.67m)

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

Bathroom

Fitted with WC, wash hand basin, and bath with mixer taps and shower over, partly tiled walls, tiled flooring, heated towel rail and window to rear aspect.

Front Garden

The front garden is predominately laid to lawn with a hedged border, paved driveway offering parking for 4 vehicles and access to the single garage which has a up and over door.

Rear Garden

There is a wraparound side garden which is predominately laid to lawn leading round to the rear garden which has a paved patio area and is fully enclosed.



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.



view this property online williamhbrown.co.uk/Property/WYM108207



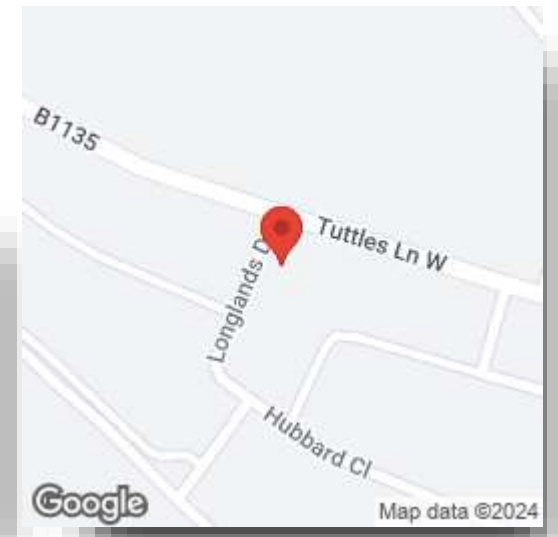
welcome to

Longlands Drive, Wymondham

- Three Bedroom Detached Bungalow
- Finished to a Good Standard Throughout
- 2 Double Bedrooms
- Spacious Lounge/ Diner
- Front and Rear Gardens

Tenure: Freehold EPC Rating: C

£315,000



view this property online williamhbrown.co.uk/Property/WYM108207

Please note the marker reflects the postcode not the actual property



Property Ref:
WYM108207 - 0003

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.



william h brown



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk