



**Harvey Close, Wymondham NR18 0WH**

**welcome to**

**Harvey Close, Wymondham**

William H Brown have pleasure in advertising this fantastic four bedroom detached family home situated on a popular development within the thriving market town of Wymondham.



### **Entrance Hall**

Door to front aspect with doors leading to the living room, cloakroom, study and kitchen/breakfast room.

### **Cloakroom**

Fitted with WC, wash hand basin, tiled splashbacks and a radiator.

### **Study**

9' 3" x 6' 5" ( 2.82m x 1.96m )

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

### **Living Room**

14' 10" x 12' 5" ( 4.52m x 3.78m )

With a gas fire place, window to rear aspect, telephone and television points and is laid to carpet.

### **Family Room**

14' 3" x 12' ( 4.34m x 3.66m )

With under floor heating, television point, sky window to rear aspect and two sets of French doors leading to the rear garden.

### **Kitchen/ Breakfast**

24' 5" x 9' ( 7.44m x 2.74m )

The kitchen includes wall & base units with work surfaces over, electric oven with gas hob and cooker hood above, integral dishwasher, space for fridge/freezer, one and half bowl stainless steel sink with mixer taps, two radiators and a utility cupboard housing the boiler and plumbing for washing machine.

### **First Floor Landing**

Stairs from the entrance hall, laid to carpet, airing cupboard with access to all rooms on the first floor.

### **Bedroom One**

13' 9" +recess x 9' 1" ( 4.19m +recess x 2.77m )

With window to front aspect, radiator, storage cupboard and door to en-suite bathroom.

### **Ensuite**

Comprising of a WC, wash hand basin, shower

cubicle, extractor fan, radiator and window to front aspect.

### **Bedroom Two**

12' x 8' 4" ( 3.66m x 2.54m )

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

### **Bedroom Three**

12' 1" x 8' 6" ( 3.68m x 2.59m )

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

### **Bedroom Four**

10' 2" max x 8' ( 3.10m max x 2.44m )

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

### **Bathroom**

With W.C, wash hand basin with mixer tap over, paneled bath with mixer tap and shower attachment over, heated towel rail, extractor fan and window to rear aspect.

### **Outside**

There is a single garage which provides power and lighting with a driveway offering ample parking. The rear garden is fully enclosed and is predominately laid to lawn.



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## Harvey Close, Wymondham

- Four Bedroom Detached Family Home
- 3 Reception Rooms
- Master Bedroom with En-suite
- Four Spacious Bedrooms
- Quiet Cul De-Sac Location

Tenure: Freehold EPC Rating: B

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WYM108172 - 0008

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