



Norwich Road, Wymondham NR18 0NT

welcome to

Norwich Road, Wymondham

William H Brown have pleasure in offering this fantastic 4-bedroom detached family home, finished to a good standard throughout and situated just a short walk from the bustling town centre of Wymondham.



Entrance Hall

Door to front aspect. Tiled flooring with doors to the cloakroom, living room, study, kitchen, conservatory, and double garage.

Cloakroom

Mid-level W.C, wash hand basin, tiled splashbacks and window to rear aspect.

Living Room

17' 6" x 14' 10" (5.33m x 4.52m)

There is a feature fireplace that has coal effect gas, door to dining room, television points, radiator and window to front aspect.

Dining Room

12' 6" x 10' 2" (3.81m x 3.10m)

Radiator, patio doors leading to the rear garden, telephone point and opening through to the kitchen.

Kitchen

14' 6" x 12' 10" (4.42m x 3.91m)

This is a fitted kitchen with wall and base units & wood effect surfaces above. Electric double oven, gas hob with cooker hood above and a stainless-steel sink with tiled flooring and splashbacks. Radiator, integral fridge/freezer, and dishwasher, window to rear aspect and door leading to conservatory.

Conservatory

10' 10" x 7' 11" (3.30m x 2.41m)

A brick and UPVC construction - French doors leading to the rear garden, radiator, and windows to side aspect.

Study

9' 4" x 7' 5" (2.84m x 2.26m)

Windows to side and rear aspect, feature glazed panel allowing borrowed light from hall, radiator and is laid to carpet.

Landing

Doors leading to all 4 bedrooms, bathroom, and shower room - window to rear aspect and radiator.

Bedroom 1

13' x 11' 4" (3.96m x 3.45m)

With window to front aspect, radiator, fitted wardrobes, drawer units and laid to carpet.

Bedroom 2

12' 3" x 9' 7" (3.73m x 2.92m)

Window to rear aspect, radiator and laid to carpet.

Bedroom 3

11' 4" x 9' 6" (3.45m x 2.90m)

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

Bedroom 4

11' 5" x 7' 3" (3.48m x 2.21m)

Window to front aspect, radiator, laid to carpet.

Bathroom

A four-piece suite comprising a WC, wash hand basin, bath with mixer taps and shower cubicle, with a heated towel rail, partly tiled walls, airing cupboard housing the hot water tank and window to rear aspect.

Shower Room

Entailing a WC, two separate wash hand basins, shower cubicle, radiator, window to side aspect

External

The front garden is predominantly laid to lawn, with a large shingle driveway providing ample off-road parking, with mature trees and bushes, leading up to the double garage and access to the rear garden.

The excellent sized rear garden is predominantly laid to lawn, with a large, paved patio area, greenhouse, mature shrubs throughout, borehole providing external water supply and is fully enclosed.

Garage

The garage has power and lighting, plumbing for washing machine, the CH gas boiler is housed within the garage with an electric up and over door and a side door leading to the bin store.



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welcome to

Norwich Road, Wymondham

- 4 Bedroom Detached Family Home
- Non-Estate Location
- Double Garage
- 2 Bathrooms
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
WYM108260 - 0006

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