







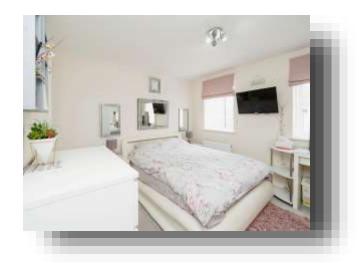


## welcome to

# **Poppy Street, Wymondham**

Here at William H Brown we are pleased to present this four bedroom detached home on a highly desirable development located in the popular market town of Wymondham.













#### **Entrance Hall**

With door to front aspect, radiator with doors to cloakroom, living room, kitchen/ diner and garage.

#### Cloakroom

Fitted with WC & wash hand basin, extractor fan, radiator and tiled splashbacks.

## **Living Room**

14' 1" x 10' 4" ( 4.29m x 3.15m )

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

## Kitchen/ Diner

24' x 8' 9" ( 7.32m x 2.67m )

This fitted kitchen includes both wall & units with work surfaces over, electric oven with gas hob and cooker hood above, stainless steel sink with mixer taps, integral fridge/freezer, washing machine and dishwasher. There is a cupboard housing the boiler alongside a separate cupboard perfect for storage, window to rear aspect and French doors leading to the rear garden.

## Landing

With window to side aspect, storage cupboard and loft access.

#### **Bedroom One**

13' 5" x 11' 2" ( 4.09m x 3.40m )

With two windows to front aspect, television point, radiator and door to ensuite.

## **Ensuite**

Fitted with mid-level WC, wash hand basin & shower cubicle, with partly tiled walls, extractor fan and window to side aspect.

#### **Bedroom Two**

14'  $3" \times 10' \ 3" \ (4.34m \times 3.12m)$  With window to front aspect, radiator and is laid to

carpet.

#### **Bedroom Three**

 $8' 10" \times 8' 10" + recess ( 2.69m \times 2.69m + recess )$  With window to rear aspect, radiator and is laid to carpet.

#### **Bedroom Four**

9' 10" x 7' 6" ( 3.00m x 2.29m )

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

#### **Bathroom**

With WC, wash hand basin & bath with mixer taps & shower over, heated towel rail, extractor fan, partly tiled walls and window to front aspect.

#### **Front Garden**

It is predominately laid to lawn with a pathway leading to the front door, side access gate and brick weave drive way.

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## Garage

16' x 8' 6" ( 4.88m x 2.59m )

The garage provides power and lighting with door into the entrance hall.

## **Rear Garden**

The rear garden is fully enclosed & is mainly laid to lawn, with a paved patio area, shingled borders and a side access gate.





## welcome to

# **Poppy Street, Wymondham**

- Four Bedroom Detached Family Home
- Master Bedroom with Ensuite
- Integral Garage and Off-Road Parking
- Four Spacious Bedrooms
- **Enclosed Rear Garden**

Tenure: Freehold EPC Rating: B

£400,000

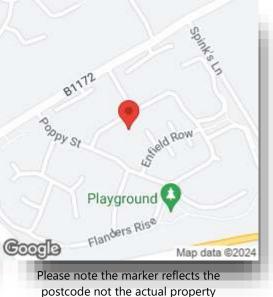


This floor plan is for illustrative purposes only. It is not shewn to scale. Any reseasurements, floor anses (including any trial floor small, openings and orientation and approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part for any agreement. No liability is taken for any extra consistency or instatement. A party must not upon it over in consistency or in over respectively. If you were bookspace, they







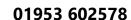


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Property Ref: WYM108312 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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.







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