

# **Clematis Way, Wymondham NR18 0FX**



### welcome to

## Clematis Way, Wymondham

Offering a spacious accommodation throughout, we are pleased to present this fantastic four/five-bedroom detached family home located in the ever-popular town of Wymondham!!













#### **Entrance Hall**

UPVC door, 1 x radiator and wooden effect floor.

#### Cloakroom

Wood floor, basin, WC, 1 x radiator and extractor fan.

#### **Dining Room**

14' 9" x 9' 7" (  $4.50m \times 2.92m$  ) Fitted carpet, UPVC double glazed window to front, UPVC double glazed patio doors to rear garden and 2 x radiators.

#### Kitchen

16' 4" max x 14' 7" ( 4.98m max x 4.45m ) Selection of under counter and wall mounted storage cupboards, hob with built in gas oven, stainless sink with mixer taps, wood effect flooring, UPVC double glazed window to front, UPVC double glazed patio doors to rear garden, built in dishwasher, boiler and 1 x radiator.

#### **Utility Room**

Space for washing machine and tumble dryer, stainless steel sink and UPVC double glazed window to front.

#### Landing

1 x radiator fitted carpet and storage cupboard.

#### Lounge

14' 9" x 11' 4" (  $4.50m\ x\ 3.45m$  ) UPVC Double glazed window to front, 2 x radiators and fitted carpet.

#### **Bedroom One**

14' 5" x 9' 8" ( 4.39m x 2.95m ) UPVC Double glazed windows to front, fitted carpet and 2 x radiator.

#### Ensuite

WC, Shower, part tiled, UPVC double glazed window to side and 1 x radiator.

#### Study

2 x windows to front aspect, radiator, laid to carpet.

#### 2nd Floor Landing

Fitted carpet, 1 x radiator, loft access and airing cupboard.

#### **Bedroom Two**

14' 9" x 9' 11" (  $4.50m\ x\ 3.02m$  ) UPVC Double glazed window to front and rear, fitted carpet and 1 x radiator.

#### Ensuite

WC, Shower, sink, UPVC double glazed frosted window to front, fully tiled and extractor fan.

#### **Bedroom Three**

11' 6" x 7' (  $3.51m\ x\ 2.13m$  ) UPVC Double glazed window to side, 1 x radiator and fitted carpet.

#### **Bedroom Four**

14' 7" x 7' 2" ( 4.45m x 2.18m ) 2 x windows to garden and 1 X Radiator.

#### Bathroom

WC, bath, shower, partly tiled, 1 x radiator, UPVC double glazed window to side.





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## **Clematis Way, Wymondham**

- Four/Five Bedroom Detached House
- Located in The Popular Town of Wymondham
- Spacious Throughout
- Single Garage & Off- Road Parking
- Two bedrooms with Ensuite

Tenure: Freehold EPC Rating: C

## £375,000





### view this property online williamhbrown.co.uk/Property/WYM108419



Property Ref: WYM108419 - 0004 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.

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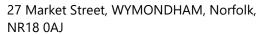
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Please note the marker reflects the

postcode not the actual property

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