





**Evora Road, Wymondham NR18 9NE** 

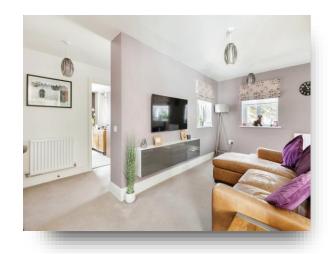
# welcome to

# **Evora Road, Wymondham**

William H Brown are delighted to present this fantastic four bedroom detached family home perfectly situated just a short distance from Wymondham Town Centre!













#### **Entrance Hall**

There is a wall mounted radiator, storage cupboard, doors leading to all ground floor rooms and door to front aspect.

#### Cloakroom

Comprising of a low-level WC, wash hand basin, partly tiled walls, tiled flooring and window to rear aspect.

### **Snug Room**

16' 11" x 7' 9" ( 5.16m x 2.36m )

Offering an open plan feel with two wall mounted radiators, dual aspect window to front and side aspect and fitted carpet throughout.

#### Kitchen

22' 5" x 8' (6.83m x 2.44m)

The kitchen has a selection of gloss wall and base units with premium stone work surfaces above, integrated appliances including a double oven with microwave above, 5 ring gas hob with cooker hood above, fridge/.freezer, dishwasher and storage cupboards. There is also a 1 1/2 stainless steel sink, radiator, tiled flooring throughout and brand new allumium bi-fold doors to the rear garden. Off the side of the kitchen/diner is a utility cupboard which houses plumbing for washing machine and a tumble dryer.

### Lounge

14' 5" x 10' 9" ( 4.39m x 3.28m )

Triple aspect window to front, side and rear offering a natural light throughout, radiator, television and telephone point and fitted carpet.

### Landing

Stairs leading from the ground floor with an airing cupboard, window to rear aspect and doors leading to all bedrooms and family bathroom.

### **Bedroom One**

12' 4" x 9' 9" ( 3.76m x 2.97m )

Two windows to side aspect, fitted wardrobes, fitted carpet, radiator and door leading through to ensuite.

#### **Bedroom Two**

10' 11" x 10' 7" ( 3.33m x 3.23m )

Fitted carpet, radiator and window to front aspect.

#### Ensuite

Comprising of a low-level WC, wash hand basin, walk in shower, heated towel rail, partly tiled walls and frosted window to front aspect.

#### **Bedroom Three**

Built in wardrobes, radiator, fitted carpet and window to rear aspect.

#### **Bedroom Four**

9' 4" x 5' 5" ( 2.84m x 1.65m )

Built in wardrobes, radiator, fitted carpet and window to rear aspect.

### **Family Bathroom**

Low-level WC with wash hand basin, tiled flooring and partly tiled walls, spot lighting, heated towel rail and frosted window to rear aspect.

### **Front Of The Property**

Predominantly laid to lawn with a paved pathway to the front door, a selection of mature shrubs and brushes, driveway with parking for 2 vehicles and a single garage offering power and lighting facilities.

#### **Rear Garden**

Fully enclosed private garden, predominantly laid to lawn with a paved patio area. This can be accessed via the bi-fold doors from the dining room. Here you have access to the single garage which offers both power and lighting facilities and a side access gate to the driveway.





### welcome to

# **Evora Road, Wymondham**

- **ENCLOSED REAR GARDEN**
- MASTER BEDROOM WITH ENSUITE
- IMMACULATE FINISH THROUGHOUT
- CLOSE TO WYMONDHAM TOWN CENTRE
- CLOSE TO TRAIN STATION

Tenure: Freehold EPC Rating: C



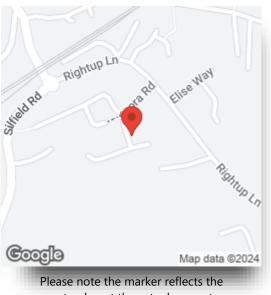
£400,000

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postcode not the actual property

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