



**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 alluminium 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 bushes, 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.



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## 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

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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