

# 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'  $1\overline{1}$ " 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

## offers in excess of

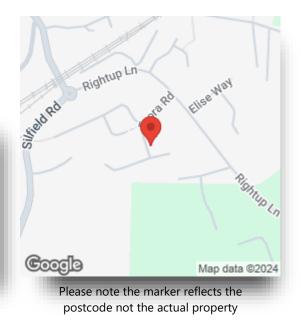
# £380,000



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Property Ref: WYM108482 - 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 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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