

# property details **approval form**

14 Gaynor Close, Wymondham, Norfolk, England, NR18 0EA

**Date:** 06 May 2025

**Property Ref and Version:** WYM108177 - 0013

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers more than £365,000.

Tenure: Freehold

## >> **key features**

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- > Three Bedroom Detached Bungalow
- > Highly desired location
- > Separate study
- > Living Dining room
- > Garage and Driveway
- > Spacious plot
- > EPC Rating: C

## >> **short description**

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William H Brown have pleasure in advertising this excellent three-bedroom, two reception room detached bungalow, situated on a substantial sized corner plot on a popular cul-de-sac in Wymondham.

## >> **long description**

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Guide Price £365,000 - £385,000. Finished to a good standard throughout lies this excellent three-bedroom detached bungalow. Internal accommodation briefly comprises of an Entrance Hall, Living Room, Dining Room, Kitchen, three double bedrooms, Study, and Bathroom. Outside, The property benefits from a single Garage, with a workshop and separate Utility Room, as well as an outside Cloakroom.

## >> **directions**

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## >> **Agent Note**

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**Your William H Brown office:** 27 Market Street, WYMONDHAM, Norfolk, NR18 0AJ  
**T** 01953 602578 **E** Wymondham@williamhbrown.co.uk

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## >> **room description**

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### **Living Room**

14' x 12' 10" ( 4.27m x 3.91m )

Window to front and side aspects, television and telephone points, radiators, arch to dining room.

### **Dining Room**

10' 6" x 9' 8" (3.20m x 2.95m)

Window to side aspect, radiator, carpet

### **Kitchen**

10' 6" x 9' 8" (3.20m x 2.95m)

Fitted kitchen with wall and base units with work surfaces above, electric oven, induction hob with cooker hood above, single bowl ceramic sink, window, and door to rear aspect.

### **Study**

5' 10" x 5' 10" (1.78m x 1.78m)

radiator, window to rear aspect.

### **Bedroom One**

13' 6" x 13' (4.11m x 3.96m)

Window to front and side aspects, two fitted wardrobes, radiator.

### **Bedroom Two**

12' 1" x 10' 5" (3.68m x 3.17m)

Window to front aspect, built in wardrobe, radiator.

### **Bedroom Three**

11' x 8' 3" (3.35m x 2.51m)

Window to side aspect, fitted wardrobe, radiator.

### **Utility Room**

10' x 9' 8" (3.05m x 2.95m)

window to side aspect, single bowl stainless steel sink, radiator, space for washing machine, tumble dryer, fridge freezer, door to garage.

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## >> **property images**



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T 01953 602578 E [Wymondham@williamhbrown.co.uk](mailto:Wymondham@williamhbrown.co.uk)

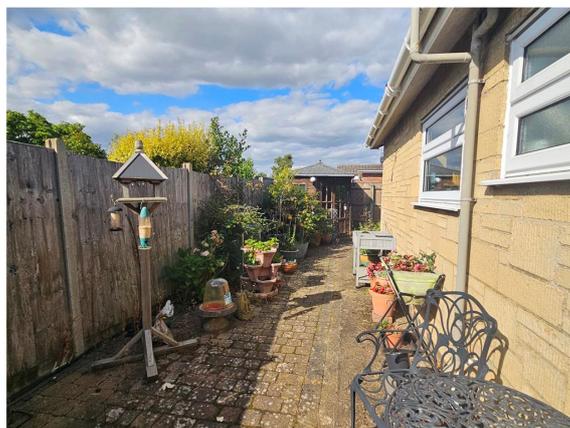
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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Kierin Lovejoy</b>		
<b>Mrs A.E. Lawrence</b>		

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