


property details **approval form**

Waverton House, High Green, Great Moulton, Norwich, Norfolk, England, NR15 2HN

Date: 16 April 2025

Property Ref and Version: WYM108723 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

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

After visiting your property we have compiled this document to show you all of 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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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.

Your William H Brown office: 27 Market Street, WYMONDHAM, Norfolk, NR18 0AJ

T 01953 602578 **E** Wymondham@williamhbrown.co.uk

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>> **price**

guide price £525,000

Tenure: Freehold

>> **key features**

- > Ensuite to Main bedroom
- > Double garage
- > 1/4 acre plot
- > Three reception rooms
- > Detached
- > Village location
- > EPC Rating: F

>> **short description**

William H Brown Wymondham have the pleasure of marketing this fantastic Four bedroom family home in Great Moulton, to arrange a viewing please call 01953 602578.

>> **long description**

Waverton House is a well four bedroom detached house situated on a generous plot of approximately 1/4 acre (STS). Upon entering the reception hallway doors, lead off to a Family lounge with garden views at the rear which leads to the formal dining room and garden room. The kitchen/breakfast room and an office are located on the ground floor. The staircase to the first floor leads to four bedrooms and the family bathroom/En-suite. The property is set well back from the road with a shingle drive offering ample parking and a well positioned hedge for privacy. The double garage is positioned on the drive. The rear garden is well maintained with the majority of the garden being lawn there are a range of plants and shrubs.. Located within the favourable village of Great Moulton, (adjoining the village of Aslacton) the property is found along High Green surrounded by similar attractive and individual properties of different eras. The villages are found within the idyllic and unspoilt rural countryside of south Norfolk and have proved over the years to have been a popular location by local homeowners. The village of Long Stratton is within easy reach lying just three miles to the east and offers a wide array of many day to day amenities and facilities whilst the historic town of Diss offers a more extensive range of amenities and facilities (some 8 miles to the south)

>> **directions**

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>> **Agent Note**

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>> **room description**

Entrance Porch

6' x 4' (1.83m x 1.22m)

Open entrance with stairs to first floor landing, understairs cupboard and doors to the kitchen, dining room and more.

Lounge

21' 3" x 12' 4" (6.48m x 3.76m)

This room benefits from front and rear aspect windows and is an ideal family room.

Dining Room

9' 5" x 9' 5" (2.87m x 2.87m)

Really positioned dining room with double doors leading to the sun room.

Garden Room

9' 2" x 11' 6" (2.79m x 3.51m)

Two sliding double doors and panoramic views over the rear garden.

Kitchen

21' 1" x 9' 4" (6.43m x 2.84m)

A large range of wall and base units with worksurfaces, eye level electric double oven, tiled floor and space for table and chairs overlooking the rear garden.

Utility Room

9' 4" x 5' 10" (2.84m x 1.78m)

Tiled flooring, plumbing for washing machine, stainless steel sink unit.

Landing

15' 10" x 13' 3" (4.83m x 4.04m)

Bedroom One

16' 1" x 12' 10" (4.90m x 3.91m)

Master bedroom with a range of built-in wardrobes and double aspect windows

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

Double bedroom with front aspect windows and a built-in wardrobe.

Bedroom Three

12' 3" x 9' 6" (3.73m x 2.90m)

Positioned at the rear of the property, a double bedroom window with built-in wardrobes.

Bedroom Four

9' 5" x 8' (2.87m x 2.44m)

Single room with rear aspect windows.

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>> **room description**

Bathroom

7' 7" x 9' 4" (2.31m x 2.84m)

Four piece suite with bath with mixer shower attachment, handwash basin with vanity unit beneath, WC

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>> **room description**

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>> **property images**



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>> **property images**



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.floorplan.com

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>> **floor plan**

>> **approval**

	Signature	Date
Kierin Lovejoy		
Ms J. Brett		