









welcome to

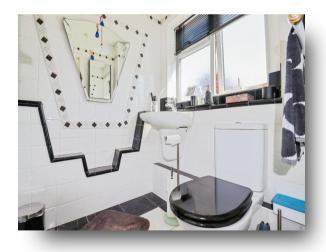
Mayfield Bunwell Road, Spooner Row WYMONDHAM

This is a must-see property. This spacious four-bedroom detached family home offers well-proportioned accommodation across two floors and is set on a generous plot with excellent outdoor space.

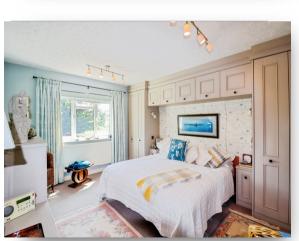












Entrance Porch

Door to the study and cloakroom

Cloakroom

Toilet, sink with front aspect window

Lounge

11' 10" x 19' 6" (3.61m x 5.94m)

Front and rear side aspect window with electric fireplace

Dining Room

13' x 19' 6" (3.96m x 5.94m)

Sliding doors to the rear with field views. With door leading to the lounge and another one to the kitchen

Kitchen

20' 4" x 9' 10" (6.20m x 3.00m)

Rear aspect window and two front aspect windows. Open plan kitchen with ample space for dining area

Utility Room

8' 5" x 7' 10" (2.57m x 2.39m)

Rear aspect window with door leading to the garden as well as a door leading to the garage. Fitted boiler and room for white goods

Landing

Large open area with two storage cupboards and loft access

Bedroom One

11' 9" x 14' 5" (3.58m x 4.39m)

rear aspect window, double bedroom complete with fitted wardrobes

En Suite

rear aspect window with walk in shower, toilet and sink

Bedroom Two

11' 10" \times 13' 2" (3.61m \times 4.01m) Double bedroom with front aspect window

Bedroom Three

10' \times 11' 1" ($3.05m \times 3.38m$) Space for a double with rear aspect window

Bedroom Four

 $10' \times 7' \times 11'' (3.05 \text{m} \times 2.41 \text{m})$ Single room with fitted wardrobes and front aspect facing window

Bathroom

three piece suite, rear aspect window with custom glass features

Front Garden

Access to the rear garden as well as a large driveway for multiple vehicles, double garage

Rear Garden

Patio area

Outbuilding

Cabin. Double doors

Study

11' 10" x 7' 10" (3.61m x 2.39m)

front facing window, bedroom or home office





welcome to

Mayfield, Bunwell Road, Spooner Row WYMONDHAM

- Driveway for Multiple Vehicles
- Four Bedrooms
- En-Suite
- Double Garage
- Open Plan Kitchen
- Must See Property

Tenure: Freehold EPC Rating: Awaited Council Tax Band: F



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 fley do not form part of any agreement. No liability is taken for any error, ormission or misstatement. A party must rely upon list own insendion(s). Powered by www.

fixed price

£650,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WYM108164 - 0007 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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