



Goshawk Rise, Wymondham, NR18 9FG

welcome to

Goshawk Rise, Wymondham

A well-presented four-bedroom detached home with garage and driveway. Featuring a bright lounge/diner, study and modern kitchen, plus four bedrooms with en-suite to the master. Outside, the landscaped rear garden offers the perfect space to relax and entertain, the property also features a studio.



Description

This well-presented detached residence provides a superb balance of living space and comfort, making it an ideal choice for growing family and for those who wish to work from home with it's own studio.

The ground floor accommodation comprises a light-filled lounge/diner, a separate study suitable for home working, and a modern fitted kitchen. To the first floor, the property offers four generously sized bedrooms, including a principal bedroom with en-suite shower room, complemented by a family bathroom.

Externally, the property benefits from a private driveway and garage. the garage has been converted to additional storage space as well as an additional room used as a studio which is soundproof and offers an extra work from home space. The rear garden has been thoughtfully landscaped and maintained to create an attractive and versatile outdoor retreat with well positioned gazebo, grass laid to lawn and two side gates, one either side of the property.

The property benefits from being on a well-connected estate as it has a number of green spaces which is ideal for dogs walks and taking the family to local parks This along with the opening of a new local school, make it ideal for families. There are bus stops within the estate that can take you to Wymondham town centre, Wymondham train station & Norwich City. The property also benefits from quick & easy access to the A11.

Cloakroom

This room has a side aspect window fit with basin and toilet

Study/Playroom

6' 11" x 6' 7" (2.11m x 2.01m)

Front facing window complete with shutters

Lounge/Diner

23' 3" x 14' 4" (7.09m x 4.37m)

Rear facing window, complete with patio doors leading to the rear garden hard flooring throughout with plenty of space for a 6 seater dining table.

Kitchen

13' 4" x 9' 7" (4.06m x 2.92m)

Front facing window complete with shutters, laminate flooring. Complete with ample storage units and integrated appliances. Understairs storage with extra space for an additional dining table

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Double bedroom with built in wardrobes, carpet and window facing to the rear

Ensuite

Complete with shower, toilet and basin

Bedroom Two

13' 5" x 9' 8" (4.09m x 2.95m)

Double bedroom L shaped with caret and two windows to the front

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Double bedroom with front facing window complete with carpet

Bedroom Four

9' 7" x 8' 9" (2.92m x 2.67m)

Double bedroom with rear facing window complete with carpet

Bathroom

Three piece suite with shower over bath and a side aspect window

Rear Garden

South West facing garden with access via front and side gates, gazebo complete with lights, heater and garden shed

Garage

12' 8" x 9' 5" (3.86m x 2.87m)

with light, power and storage over studio

Studio

6' 5" x 9' 5" (1.96m x 2.87m)

Access via the rear garden complete with sound proofing

Agent Note

Once building work has completed there will be an annual charge of £200 for management and service charges



view this property online williamhbrown.co.uk/Property/WYM108901

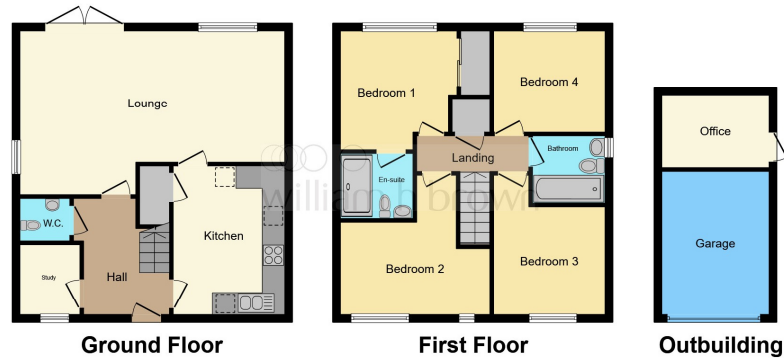


welcome to

Goshawk Rise, Wymondham

- Four Spacious Bedrooms
- Integral Solar Panels to the Roof
- Modern Fitted Kitchen
- Family Bathroom & En-Suite
- Driveway & Garage
- Landscaped Rear Garden
- Garden studio
- Close to local transport links

Tenure: Freehold EPC Rating: B Council Tax Band: D



£425,000

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WYM108901



Property Ref:
WYM108901 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk