



Briggs Mead, Wymondham, NR18 0GB

welcome to

Briggs Mead, Wymondham

A well-presented 3 bedroom detached home. This spacious property offers two bathrooms, a closed living room, single garage, and a private rear garden. Located in Wymondham close to the town centre and local amenities and transport links.



Entrance Hall

Front facing window complete with hard flooring and additional storage

Cloakroom

Two piece suite

Lounge

12' 5" x 11' 5" (3.78m x 3.48m)

The family room is positioned at the front of the property and has a front aspect window, with hard flooring.

Kitchen

17' 10" x 9' 1" (5.44m x 2.77m)

Open plan living with french doors leading to the rear garden and space for dining table, this room as free flowing access to the utility room. The Kitchen/ diner has a side aspect window.

Utility Room

5' 6" x 5' (1.68m x 1.52m)

Side door to side garden, space for white goods and boiler

Landing

Loft access and cupboard for extra storage with side facing window

Bedroom One

11' 7" x 10' 5" (3.53m x 3.17m)

Double bedroom with front facing window with space for wardrobe

En Suite

5' 9" x 5' 8" (1.75m x 1.73m)

Three piece suite with shower, side facing window and hard flooring

Bedroom Two

9' 2" x 9' 3" (2.79m x 2.82m)

Rear facing window double bedroom

Bedroom Three

8' 5" x 9' 1" (2.57m x 2.77m)

Doubled bedroom with side facing window

Bathroom

5' 5" x 6' 7" (1.65m x 2.01m)

Three piece suite with side facing window and pocket lights

Front Garden

Small green space to set you back from the road

Rear Garden

Single door to the garage, patio area and green space complete with outbuilding



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



check out more properties at williamhbrown.co.uk



welcome to

Briggs Mead, Wymondham

- Detached Three Bedrooms
- Master Ensuite
- Modern Kitchen and Dining Area
- Enclosed Rear Garden
- Single Garage

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

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
WYM108955 - 0002

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.

Not for marketing purposes INTERNAL USE ONLY



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk