









welcome to

Gaynor Close, Wymondham

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













Lounge

21' x 23' (6.40m x 7.01m)

L- shaped lounge with a bay style front window and sliding doors to the rear garden.

Kitchen

14' x 9' 2" (4.27m x 2.79m)

The kitchen benefits from a rear aspect window which peers into the rear garden. The room has ample work top space with a breakfast bar.

Utility Room

8' x 5' 11" (2.44m x 1.80m)

Room for white good, currently host the boiler and a sink along with storage units.

Bedroom One

10' 7" x 10' 11" (3.23m x 3.33m)

Bedroom One is positioned at the from of the property and benefits from having front aspect window, en-suite and a fitted wardrobe.

En-Suite

Walk in shower

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double bedroom with additional room for fittings.

Bedroom Three/Study

11' x 9' 10" (3.35m x 3.00m)

Currently used as a home office with rear aspect windows. this study will fit a double bed and additional room for fittings.

Family Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

Three piece suite with a vertical radiator.



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.fooapent.com





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Gaynor Close, Wymondham

- Detached
- Three-bedroom bungalow
- Driveway
- Garage
- Chain free
- Viewing essential

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

£375,000







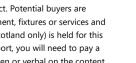


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WYM108397



Property Ref: WYM108397 - 0011 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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