

# Astley & co

ESTATE AGENTS



142 Norwich  
Road  
Wymondham

**Price:** Guide  
Price £650,000

**Information** - Extended and dramatically improved for this one level living large family home with four bedrooms, ensuites to two bedrooms, two reception rooms and impressively sized large Sunroom that works well as a fabulous entertaining space.

First built in the late 1980's the current owners have remodelled and developed within the last ten years creating flexible accommodation and utilising the impressive sized plot. The garden is a hot microclimate enjoying full on south facing aspect. The garage is a triple garage with electric up and over door and has potential to further develop into an annex (subject to planning). There is space all around the property providing separate sitting spaces and great storage.

The frontage enjoys a large sweeping brick-weave and gravel driveway providing ample parking and turning space. The property is lovely for bringing your family together or taking time apart for all the things that busy families need. Approximately 2400 square foot (subject to survey).

Gas fired central heating system. Energy Performance Rating C.

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## Description

### Entrance Hall

Panel radiator, power points, telephone point, built in mirror fronted shelved coat cupboards,

### Lounge 20' 6" x 12' 11" (6.25m x 3.94m)

Feature marble Adam style fireplace with brushed steel insert and open fire on black granite raised hearth, dado rail, two wall light points, two double panel radiators, power points, t.v. coax point, sealed unit upvc side and rear picture windows, sealed unit double glazed patio doors into:-

### Kitchen/Breakfast Room 14' 1" x 12' 7" (4.29m x 3.84m)

Fully refurbished in 2016 with modern range of matching base and eye level units comprising; cupboards and drawers, granite worktops and peninsular unit, one and a half bowl sink unit, provision for American style fridge freezer, gas range with extractor hood, automatic dishwasher, wine rack, built in shelved storage cupboard, sealed unit double glazed picture window to rear.

### Family Room 18' 6" x 16' 7" (5.64m x 5.05m)

Feature fireplace with cast iron wood burning stove over tiled hearth, sealed unit upvc patio doors to side,

### Sun Room 23' 6" x 13' 0" (7.16m x 3.96m)

Sealed unit double glazed windows to three sides giving panoramic views over southern aspect gardens, fibreglass roof with roof lanterns, double doors out to decking area, polished tiled flooring, power points.

### Bedroom 2 13' 8" x 10' 3" (4.17m x 3.12m)

Three separate built in double and triple wardrobe cupboards, panel radiator, double sealed unit double glazed door to conservatory.

### En-suite Shower Room 2

Fully tiled, recently refitted with shower cubicle having sliding screen doors, wash hand basin and moulded sink with toiletry shelf, LED lit mirror, shaver point, panel radiator.

### Bedroom 3 9' 3" x 7' 7" (2.82m x 2.31m)

Double panel radiator, power points, artex and profiled coved ceiling.

### Family Bathroom 10' 11" x 9' 8" (3.33m x 2.95m)

Sealed unit upvc double glazed picture window to front aspect, comprises fitted bath with hand held attachments, shower cubicle gravity fed shower, vanity basing with cupboard under, radiator, tiled floor, LED lit mirror

### Bedroom 1 20' 1" x 19' 5" (6.11m x 5.93m)

Aluminium (10 ft long) sliding doors to rear garden, walk-in dressing area, door to En-suite, radiator x 3, TV point

### En-suite Shower Room 1

Tiled walls, shower cubicle having sliding screen doors, wash hand basin and moulded sink with toiletry shelf, LED lit mirror, shaver point, sealed unit obscured glass double glazed vent window, panel radiator.

### Garage 26' 3" x 15' 4" (8.00m x 4.68m)

Electric roller door, service door, fitted work bench, windows x 2, fitted shelving, power and light, heat detector

## Summary of accommodation

- Detached Bungalow
- Four Bedrooms, Two with Ensuites
- Two Reception Rooms
- Impressive Sunroom 7 meters long
- Large Plot
- Triple Garage with Potential for Annex (sts)

## Astley & Co Estate Agents

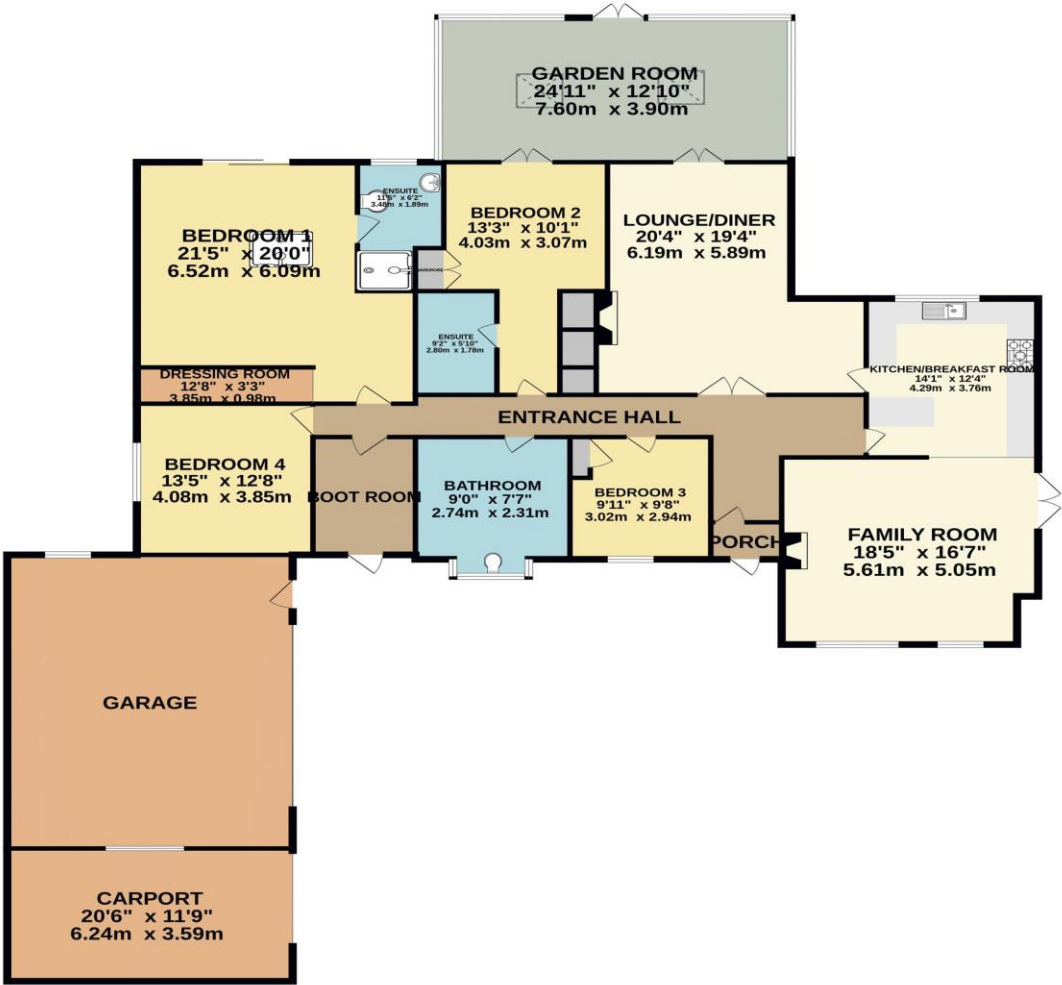
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GROUND FLOOR  
3279 sq.ft. (304.6 sq.m.) approx.



TOTAL FLOOR AREA : 3279 sq.ft. (304.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

