



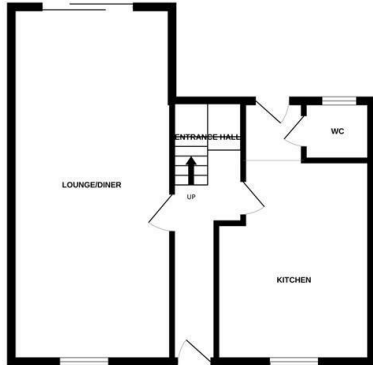
22 Petunia Court | | Wymondham | NR18 0FR

Guide Price £475,000

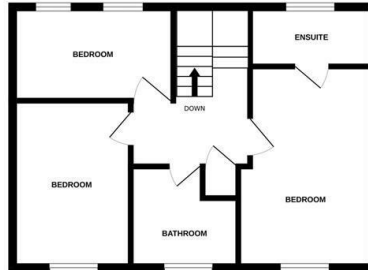
**** GUIDE PRICE £475,000 - £500,000 - SUBSTANTIAL DETACHED FAMILY HOME **** Gilson Bailey are delighted to offer this stunning and substantial five-bedroom detached family home, beautifully arranged over three spacious floors and occupying a prime position on a modern development within the highly sought-after market town of Wymondham. Immaculately presented throughout and finished to an exceptional standard, this impressive property offers generous and versatile accommodation perfectly suited to modern family living. The ground floor features a welcoming entrance hall, a superb lounge/dining room ideal for both everyday life and entertaining, a recently fitted contemporary kitchen, and a convenient WC. The first floor provides three well-proportioned bedrooms and a stylish family bathroom, with the principal bedroom further benefiting from a private en-suite shower room, while the second floor offers two additional spacious bedrooms and a further shower room, creating flexible space for larger families, guests, or home working. Externally, the property enjoys an attractive front garden with artificial lawn, a driveway providing ample off-road parking leading to a garage, and a generous, private rear garden that offers the perfect setting for outdoor dining, entertaining, and family enjoyment. Further benefits include double glazing, gas central heating, and excellent decorative order throughout. Offering an outstanding combination of space, style, and practicality in one of Norfolk's most desirable locations, this exceptional home must be viewed to be fully appreciated.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen and stairs to first floor.

Lounge/Diner 24'2" x 10'11"

Sliding patio doors, double glazed window, two radiators.

Kitchen 13'8" x 10'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, door to rear, double glazed window.

WC 4'7" x 4'1"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One 14'1" x 9'0"

Double glazed window, radiator.

En-Suite 8'5" x 4'0"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Four 11'1" x 8'2"

Double glazed window, radiator.

Bedroom Five 11'0" x 6'11"

Two double glazed windows, radiator.

Bathroom 7'4" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom Two 12'10" x 9'1"

Two double glazed windows, radiator, built in wardrobes.

Bedroom Three 14'7" x 8'7"

Two double glazed windows, radiator.

Shower Room 6'9" x 4'5"

Shower cubicle, low level WC, hand wash basin, radiator.

Outside Front

Artificial lawn and driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

South Norfolk Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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