





Mallow Way,WYMONDHAM NR18 0XF

william h brown

welcome to

Mallow Way, WYMONDHAM

This well-presented four-bedroom detached family home in Wymondham offers spacious accommodation, including generous lounge, separate dining room, fitted kitchen and a main bedroom with en-suite. Ideally located close to local schools, shops, amenities and transport links.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
After entering the property through the porch to allow space to take of your shoes and coats, you are welcomed into the entrance hall with access to all of the downstairs rooms, stairway and under-stairs storage cupboard

Lounge
20' 2" x 10' 10" (6.15m x 3.30m)
A Large front to back living space with window to the front and sliding doors leading out to the rear garden allowing in plenty of natural light. Featuring and electric fireplace with marble surround and carpeted floors

Dining Room
10' 1" x 9' 3" (3.07m x 2.82m)
A separate downstairs living space for hosting dinner or as a study, playroom or snug. with Carpeted flooring and front aspect window

Kitchen
13' 3" x 10' 7" (4.04m x 3.23m)
An L-shaped kitchen with plenty of fitted wall and base units providing ample storage and worktop space. Built in eye level oven and gas hob, with space for other appliances too. Featuring tiled flooring, rear aspect window and back door to access garden

W/C
A two-piece suite featuring basin with built in cupboard. Rear aspect opaque window for privacy and to let in some natural light

Bedroom One
14' 7" x 10' 10" (4.45m x 3.30m)
A large double bedroom with built in wardrobe, en-suite, carpeted floor and front aspect window

En-Suite
Three piece suite featuring basin with built in cupboards and well proportioned shower. Featuring tiled surround for shower, mosaic splashback for basin and side aspect window

Bedroom Two
10' 1" x 9' 3" (3.07m x 2.82m)
Double bedroom with built in wardrobe space, carpeted floor and front aspect window

Bedroom Three
8' 11" x 7' 9" (2.72m x 2.36m)
Small double/single bedroom featuring built in storage, carpeted floor and rear aspect window

Bedroom Four
9' x 7' 2" (2.74m x 2.18m)
Single bedroom with carpeted flooring and rear aspect window

Bathroom
Three-piece suite with bath, toilet and basin. Featuring rear aspect opaque window

Garage
16' 5" x 9' 2" (5.00m x 2.79m)
Single garage accessible from driveway and side door from rear garden









Outside
Set back from the main road on a brick-weave drive. Small grassed and planted areas either side of pathway leading to front door and driveway for two cars in front of garage. Side access into rear garden which features a central grass area with brick weave path around providing access to the rear of the property, garage and low maintenance boarders

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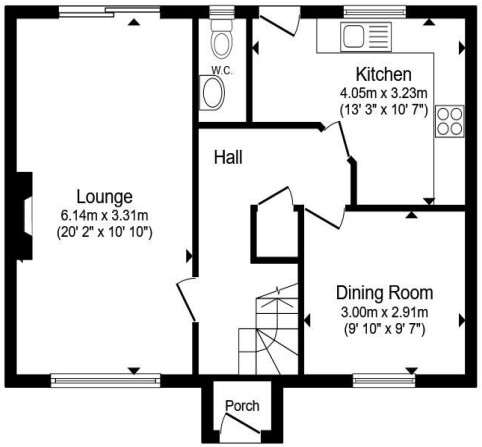
Mallow Way, WYMONDHAM

- Four-bedroom detached home situated on the popular Harts Farm development
- Front-to-back dual aspect living room
- Separate dining room that could be used as a study or downstairs bedroom
- Main bedroom with shower en-suite
- Quiet cul-de-sac location

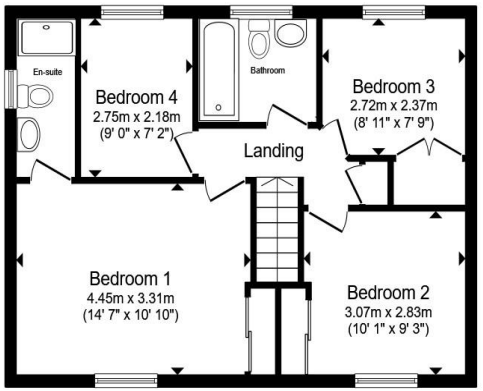
Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

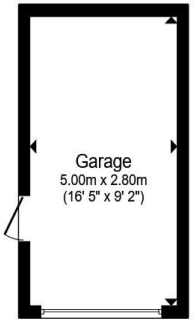
£375.000



Ground Floor



First Floor



Garage

Total floor area 120.0 m² (1,292 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
WYM109251 - 0003

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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