



Mallow Way, WYMONDHAM NR18 0XF

welcome to

Mallow Way, WYMONDHAM

A spacious and well-appointed four-bedroom family home offering generous living accommodation throughout, featuring three double bedrooms (including a master with ensuite), a bright lounge with French doors to the garden, and a private enclosed rear garden—perfect for modern family living.



Description

An excellent opportunity to acquire this spacious and well-presented four-bedroom family home, perfectly suited to modern living and offering a versatile layout throughout.

Upon entering the property, you are welcomed into a bright and inviting hallway. The generously proportioned lounge offers a comfortable and stylish space for relaxation, complete with a charming feature fireplace creating a warm focal point. French doors lead directly from the lounge into the enclosed rear garden, allowing for an abundance of natural light and a seamless connection between indoor and outdoor living.

The property further benefits from a separate dining room, ideal entertaining guests, or family gatherings. The well-appointed kitchen is thoughtfully designed with ample worktop and storage space, making it practical for everyday use. Completing the ground floor is a convenient cloakroom, adding to the functionality of the home.

To the first floor, the property boasts four well-sized bedrooms. Three of these are spacious doubles, with the principal bedroom benefiting from its own private ensuite shower room, providing both comfort and a touch of luxury. The remaining bedrooms are served by a modern family bathroom, fitted with a modern suite.

Externally, the property continues to impress. The enclosed rear garden and to the front a single garage with side access to the rear garden.

Lounge

French doors with views of the rear garden and a fireplace feature

Kitchen

Complete with space for a range style cooker with extractor fan. Plenty of wall and base level units and worktop space as well as space for a dishwasher

Dining Room

With views of the rear garden, radiator and space for 6 seater dining table

Cloakroom

Complete with W.C, wash basin and radiator

Bedroom One

Double bedroom complete with built in wardrobes and ensuite with a shower cubical, W.C and wash basin

Bedroom Two

Double bedroom complete with built in wardrobes and radiator

Bedroom Three

Double bedroom with front facing window and radiator

Bedroom Four

Single room with rear facing window and radiator

Bathroom

P shape bath with W.C and wash basin

Rear Garden

Mainly lawn area with tree hedges low maintenance, patio area for seating. Side access to the front and access to the garage with space for a shed



view this property online williamhbrown.co.uk/Property/WYM108831



welcome to

Mallow Way, WYMONDHAM

- Four-bedroom family home
- Spacious lounge with fireplace
- French doors opening to rear garden
- Separate dining room
- Single garage
- Enclosed rear garden

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

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WYM108831](https://www.williamhbrown.co.uk/Property/WYM108831)



Property Ref:
WYM108831 - 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.

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.



william h brown



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk