

Peregrine Grove, Wymondham NR18

Offers Over **£220,000**

DONNA VINCENT

exp

- Ref:DV1198
- Built by Bovis Homes approximately nine years ago
- Modern two double-bedroom mid-terraced home
- Popular Kingfisher Meadow development
- Open-plan kitchen, dining and living area
- Ground-floor cloakroom/WC
- Two well-proportioned double bedrooms
- First-floor family bathroom
- Two allocated parking spaces
- Enclosed rear garden

Tenure: Freehold

A well-presented, two double-bedroom mid-terraced home, built by Bovis Homes approximately nine years ago, situated on the popular Kingfisher Meadow development. An ideal opportunity for first-time buyers, those looking to downsize or investors alike.

This attractive modern home offers comfortable, easy-to-maintain accommodation, with a practical open-plan layout perfectly suited to everyday living.

The ground floor features a spacious open-plan kitchen, dining and living area, creating a sociable space for relaxing and entertaining. A convenient cloakroom/WC completes the ground-floor accommodation.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, providing space to relax and enjoy the outdoors, together with the added advantage of two allocated parking spaces.

Situated within the popular Kingfisher Meadow development, this modern home offers an excellent opportunity for buyers seeking a well-designed, low-maintenance property.

An ideal first-time purchase – early viewing is highly recommended.

Accommodation Comprises:

<u>Ground Floor</u>

Entrance Hall Front entrance door opening into the entrance hall, with tiled flooring and doors leading to the open-plan kitchen/dining/living area and ground-floor cloakroom.

Cloakroom Fitted with a low-level WC, wash hand basin and radiator.





Open plan Kitchen/Diner/ Lounge A spacious and sociable open-plan living space, incorporating the kitchen, dining and lounge areas.

Kitchen Area Fitted with a range of matching wall and base units with work surfaces over, incorporating a stainless steel one-and-a-half bowl sink unit. Integrated appliances include a dishwasher and fridge/freezer, together with a gas hob, oven below and cooker hood above. Space and plumbing for a washing machine. Wall-mounted boiler concealed within a matching kitchen cupboard. Tiled flooring and window to the front aspect.

The current owners have added a breakfast bar with useful cupboard storage beneath, providing additional preparation space and an informal dining area.

Dining/Living Area A comfortable and versatile living space with two radiators, stairs rising to the first floor and a useful built-in understairs storage cupboard. UPVC double-glazed twin-opening patio doors, with full-height glazed side panels, provide plenty of natural light and open directly onto the rear patio area.

First Floor

Landing Doors leading to both bedrooms and the family bathroom.

Bedroom 1 A well-proportioned double bedroom with window overlooking the rear garden and radiator.









Bedroom 2 A further double bedroom with window to the front aspect, radiator, built-in storage cupboard with shelving and access to the roof space.

Bathroom Fitted with a suite comprising a panelled bath with shower over and glass shower screen, wash hand basin and low-level WC. Tiled flooring and chrome heated towel radiator.

Outside The property benefits from two allocated parking spaces. A paved pathway leads to the front entrance door, with decorative shingle to either side, creating a neat and low-maintenance approach.

The enclosed rear garden has been designed for ease of maintenance, featuring artificial lawn and a paved patio area with a timber pergola, providing an ideal space for outdoor seating and entertaining. There is also a timber garden shed, with fencing enclosing the boundaries. A timber gate provides pedestrian access from the rear garden to the front of the property.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.







Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.



