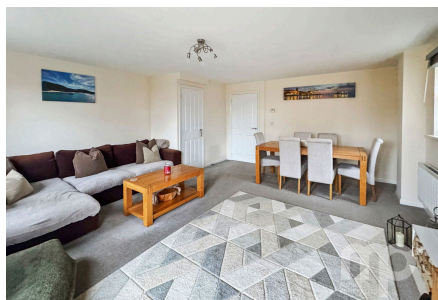


## Goshawk Rise, Wymondham, NR18

£350,000

3 2 1

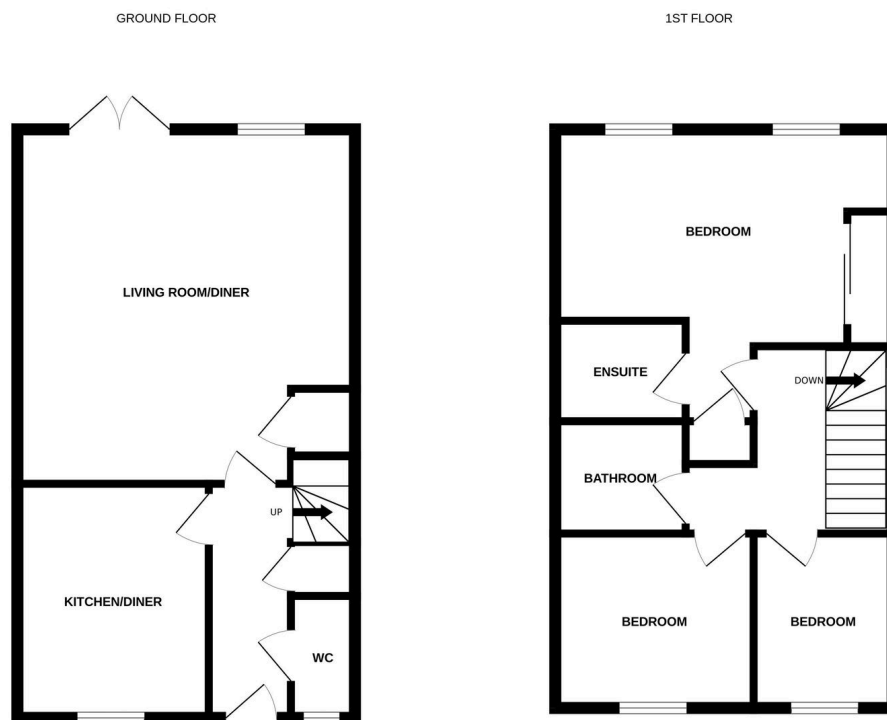


Designed as a four-bedroom detached house but amended at build stage by the current vendors to create a generous three-bedroom home with a spacious principal bedroom. This stylish and modern detached house is located on a popular residential development offering over 1000sq ft of living space. The property comprises of an entrance hall, 11ft kitchen/diner, 17ft living room and downstairs wc. To the upstairs comes three well-proportioned bedrooms with an ensuite to bedroom one along with a family bathroom. Outside the property enjoys a good-sized rear garden with a patio area, single garage and off-road parking. Must be viewed to fully appreciate.

**Tenure: Freehold EPC: B Council Tax: D**

## Key Features

- Three bedroom detached house having been built as a four bed
- Bought from new in 2017 with remaining NHBC
- 17ft living room with french doors leading to the rear garden
- Enclosed rear garden complete with a patio area
- Must be viewed to fully appreciate.
- Upstairs reconfigured at build stage by current vendors
- Three well-proportioned bedrooms with an ensuite to bedroom one
- Stylish and modern kitchen/breakfast room
- Single garage with off-road parking
- See our full online listing for further details including flood risk, broadband speed and other material information



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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