



Perrings, WYMONDHAM NR18 0JR

welcome to

Perrings, WYMONDHAM

A stunning four-bedroom home that must be seen to be appreciated, featuring a spacious lounge with bi-fold doors to the enclosed garden, a large kitchen with dining area, and a main bedroom with en-suite and walk-in wardrobe, plus three further bedrooms upstairs.



Description

This stunning four-bedroom home offers an exceptional level of space, style, and modern living, and truly must be seen to be fully appreciated. Designed with both comfort and practicality in mind, the property welcomes you with a spacious hallway, leading to a light and airy lounge, complete with bi-fold doors, log burner and media wall. The room is flooded with natural light and enhanced by the impressive bi-fold doors that open seamlessly onto the enclosed rear garden, perfect for entertaining or enjoying relaxed family time.

At the heart of the home is a generously sized kitchen, thoughtfully designed to provide ample storage and workspace, along with a fitted seated dining area that creates the ideal setting for everyday meals and social gatherings alike. At the back of the kitchen lies a generously sized utility room with space for washing machine and tumble dryer, along with ample storage units.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The large main bedroom benefits from its own private en-suite, as well as a walk-in wardrobe. Externally, the enclosed rear garden offers a safe and private outdoor space.

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

Ceramic tiling leading through to kitchen/diner, 2 x under-stairs storage cupboards

Lounge

Filled with natural light, the lounge is complete with log burner, media wall, and bi-fold doors leading to the enclosed rear garden

Kitchen/Diner

Beautifully fitted kitchen with dishwasher, double oven, electric hob and extractor included, with space for large fridge/freezer. Ceramic tiled floors leading from the hallway, and fitted seating area.

Utility Room

Space for washing machine, tumble dryer and complete with storage units

Cloakroom

Full height tiling, W.C, Basin and Towel Radiator

Bedroom One

Large bedroom complete with walk-in wardrobe

En-Suite

Full height tiling, large walk-in shower

Bedroom Two

Double bedroom with front facing windows

Bedroom Three

Double bedroom with rear facing windows

Bedroom Four

Large single room with front facing window and built-in storage cupboard



Total floor area 131.8 m² (1,419 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


william
h brown



view this property online williamhbrown.co.uk/Property/WYM109108



welcome to

Perrings, WYMONDHAM

- Stunning four bedroom home
- Must be seen to be appreciated!
- Large kitchen with seated dining area
- Main bedroom with en-suite
- Spacious lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WYM109108



Property Ref:
WYM109108 - 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