



Peregrine Grove, Wymondham NR18 9FH

welcome to

Peregrine Grove, Wymondham

A well-presented three-bedroom home featuring spacious accommodation, a modern fitted kitchen with integrated appliances, and a master bedroom with en-suite. Complete with a family bathroom, downstairs cloakroom, enclosed rear garden and side garden, ideal for outdoor living.

Living Room

French doors leading to the rear garden, fireplace feature and additional storage

Kitchen

Morden with built in appliances, single oven, gas hob and extractor fan. Wall and base level units with plenty of worktop space

Cloakroom

Wash basin and W.C

Bedroom One

Double bedroom with front facing window and ensuite - complete with shower, W.C and wash basin

Bedroom Two

Double bedroom with rear facing window

Bedroom Three

Single room with rear facing window

Bathroom

Complete with W.C, wash basin and bath with overhead shower

Rear Garden

Low maintenance lawn area with patio area for additional seating and side access as well as access to the garage/office studio space. Decking area also located at the rear of the garden.





view this property online williamhbrown.co.uk/Property/WYM109149



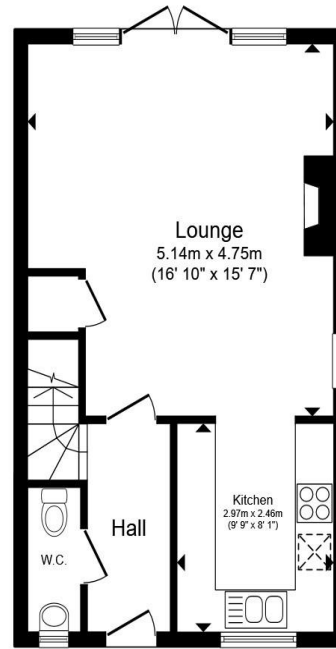
welcome to

Peregrine Grove, Wymondham

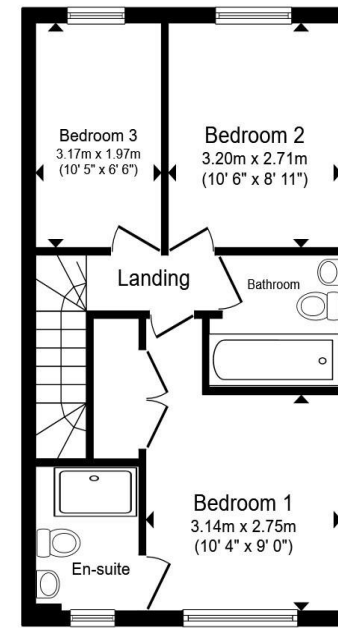
- Modern kitchen with built-in appliances
- Master bedroom with en-suite
- Downstairs cloakroom
- Enclosed rear garden
- Driveway with garage

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

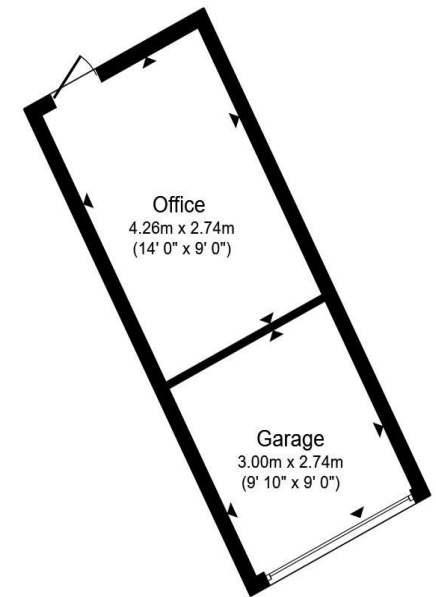
£280,000



Ground Floor



First Floor



Outbuilding

Total floor area 100.1 m² (1,078 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



view this property online williamhbrown.co.uk/Property/WYM109149



Property Ref:
WYM109149 - 0010

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