



Peacock Chase | Wymondham | NR18 0XL

Guide Price £475,000

twgaze

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Tucked away on the edge of the ever-popular Harts Farm development, this impressive four-bedroom detached family home enjoys a private setting with a double garage and enclosed garden. Offering well-balanced accommodation ideally suited to modern family living.

- Detached family house
- Double garage
- Private location on the popular Heart Farm development
- Kitchen with utility room
- Four bedrooms
- Private rear garden
- Bedroom with ensuite and dressing room

The Location

Located on a popular development within close proximity to Wymondham Town centre. With the train station within walking distance and a regular bus service, residents can enjoy direct links to Norwich, Cambridge, and London King's Cross and Liverpool Street. Wymondham itself is renowned for its historic Abbey and boasts excellent local amenities, including a Waitrose supermarket, boutique shops, cafes, and a variety of traditional pubs and restaurants. The nearby Cathedral City of Norwich, just 8 miles away, offers a wider range of facilities, including sought-after schools, a wide selection of shops, restaurants, and essential services.





The Property

A four-bedroom detached family residence in Harts Farm set in a secluded position. This exceptional four-bedroom detached home offers refined living in an enviable private setting. From the moment you enter the porch and hall, the sense of space is undeniable. A sophisticated study provides the ideal environment for modern working life, while the formal dining room sets the scene for entertaining. The expansive lounge, flooded with natural light, opens seamlessly onto a beautifully private garden, creating a perfect indoor-outdoor flow. The kitchen and separate utility room combine style with functionality, complemented by a ground-floor WC. Upstairs, the principal suite is a sanctuary featuring a dressing room and a well appointed en-suite. Three further generous bedrooms and a family bathroom ensure comfort for the whole household.

The Outside

Occupying a desirable position at the end of a shared driveway, this attractive property offers ample off-road parking for several vehicles and a double garage with private access to the garden. The generous rear garden is mature, beautifully stocked, and enjoys a private, non-overlooked aspect, backing directly onto woodland for a peaceful and picturesque outlook.

Freehold

Services

Mains electricity, mains gas, mains water, mains drainage.

How to get there:

What3Words: [///first.sideburns.grin](https://www.what3words.com/first.sideburns.grin)

Viewing:

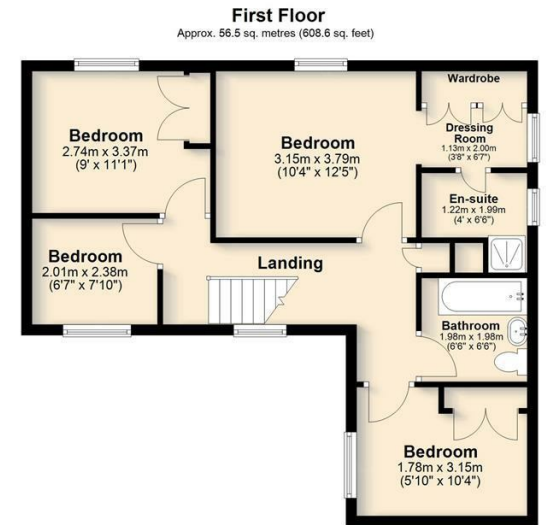
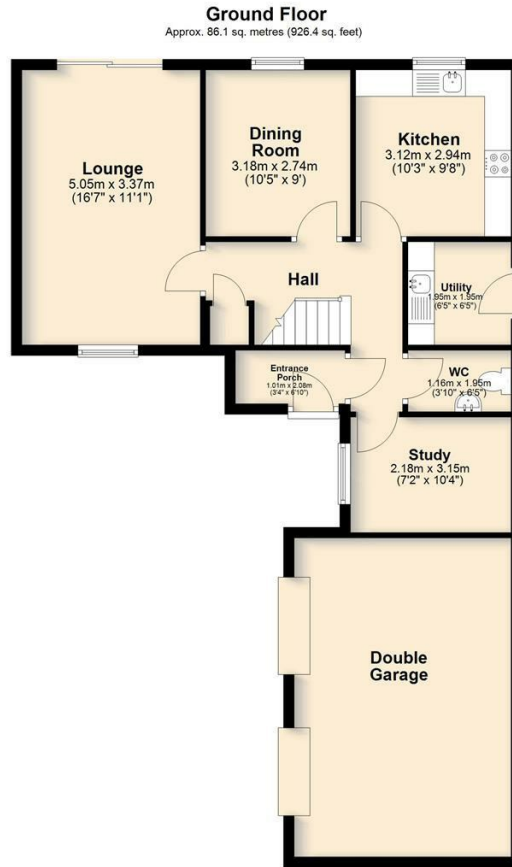
Strictly by appointment

Council Tax Band: D

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each proposed purchaser. Payment is required Prior to the transaction being formally instructed with solicitors.

Ref 2/20237/LK



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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