





Barnham Broom Road,Wymondham NR18 0ED

william h brown

welcome to

Barnham Broom Road, Wymondham

A spacious and well-proportioned detached family home, offering generous living accommodation. The property benefits from separate dining room, utility, large driveway and an integral garage, making it an ideal opportunity for buyers looking to create their perfect family home.

Agents Note
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
A large space with access to all downstairs rooms, stairway and storage cupboards

Lounge
18' 5" x 14' 11" (5.61m x 4.55m)
Generous lounge with large front aspect window providing an abundance of light, compliments by two feature side aspect windows either side of an electric fireplace. An archway provides access through to the dining room

Dining Room
12' 5" x 8' 5" (3.78m x 2.57m)
Separate dining space perfect for entertaining, with sliding door leading out onto the garden patio

Kitchen
11' 8" x 9' 11" (3.56m x 3.02m)
Fitted wall and base units for ample storage with space for white goods. large rear aspect window providing views of the garden and natural lighting

Utility
8' 10" x 7' 3" (2.69m x 2.21m)
Utility area providing space for addition storage and appliances and allowing access to the back door into the garden and through to the garage

Office
10' 9" x 7' 6" (3.28m x 2.29m)
An addition to the utility room which is a flexible space ideal for a downstairs study or storage with side aspect window and access to the garage

Bedroom One
14' 11" x 12' 6" (4.55m x 3.81m)
Large double bedroom with an abundance of natural light from front aspect window

Bedroom Two
13' 11" x 12' 6" (4.24m x 3.81m)
Large double bedroom with rear aspect window overlooking the garden

Bedroom Three
10' 7" x 7' 9" (3.23m x 2.36m)
Small double/single bedroom with built in wardrobe/cupboard space and dual aspect windows

Bedroom Four
10' 5" x 7' 8" (3.17m x 2.34m)
Small double/single bedroom with rear aspect window and built in wardrobe/cupboard space

Bathroom
Generous family bathroom with toilet, basin, separate bath and shower and dual aspect windows

Front
Set back from the road with low wall front boundary, large driveway for up to three cars and lawn area with mature shrubbery and hedge boarders

Rear Garden
South-west facing garden with patio and lawn areas, complimented by mature, planted boarders and sheds for storage









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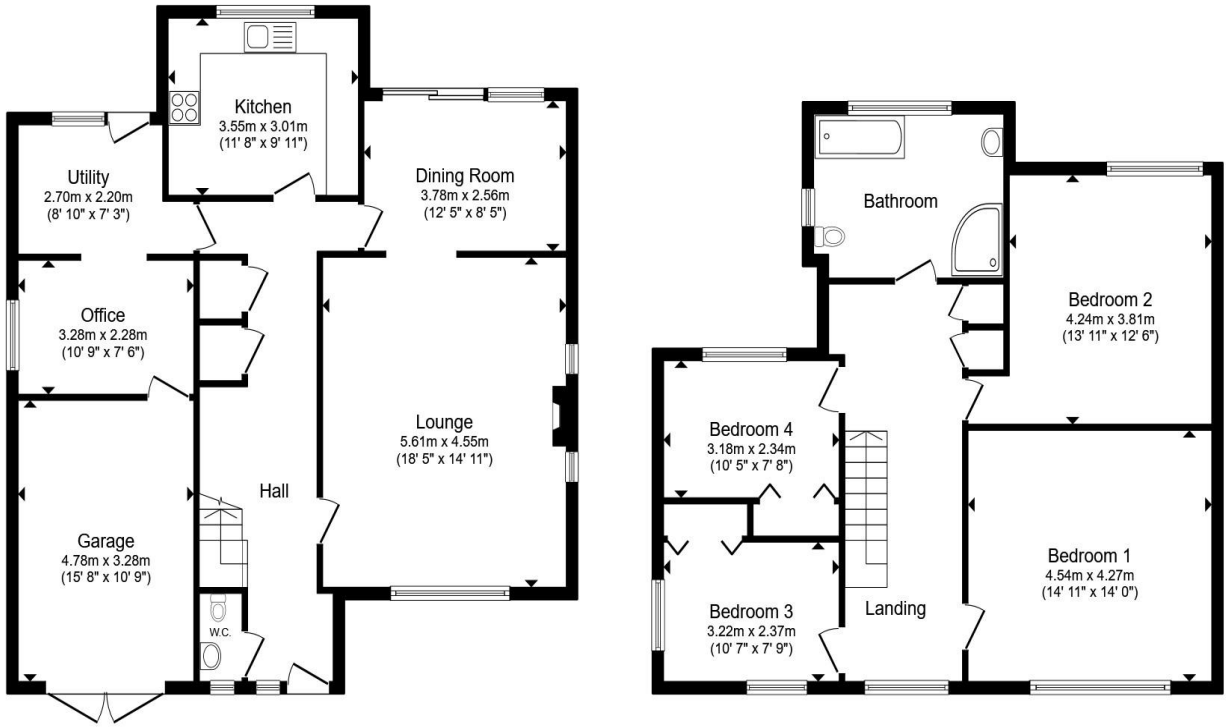
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Barnham Broom Road, Wymondham

- Four bedroom detached family home
- Single integral garage and large driveway
- Set back from the road providing lovely front garden space and privacy
- Separate dining room off of the lounge
- Flexible utility/study room downstairs

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£435,000



Total floor area 180.2 m² (1,940 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

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The Property Ombudsman

Property Ref:
WYM109259 - 0004

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