

Tuttles Lane West,Wymondham NR18 0DS

william h brown

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Tuttles Lane West, Wymondham

This CHAIN FREE three-bedroom detached bungalow enjoys a peaceful position opposite open farmland. The property has a recently installed modern kitchen, three well-proportioned bedrooms and stylish walk-in shower room and offers a spacious 19ft dual-aspect sitting room,

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.

Lounge/Dining
Large open room with laminate flooring and dual aspect windows allowing plenty of light

Kitchen
Modern gloss finish fitted wall and base units with tiled splashback and flooring, space for appliances, rear aspect window and access leading to the garded through the rear porch

Bedroom One
Double bedroom with fitted storage, carpetted floor and side aspect window

Bedroom Two
Double bedroom with carpetted floor and side aspect window

Bedroom Three
Double bedroom with carpetted floor and front aspect window

Shower Room
Wetroom style room with wash basin, toilet and glass screen for the shower area. Featuring tiled floor to ceiling walls, vinyl flooring and opaque rear aspect window

Garage
An impressive 28ft garage, complete with electric roller doors and a refurbished composite roof

Front
Recently laid resin driveway with established boarder along low retaining front wall and fence line. Beyond that, open fields mean you get that countryside feel to the home.

Rear Garden
Low maintenance patio areas with flower beds and planted borders









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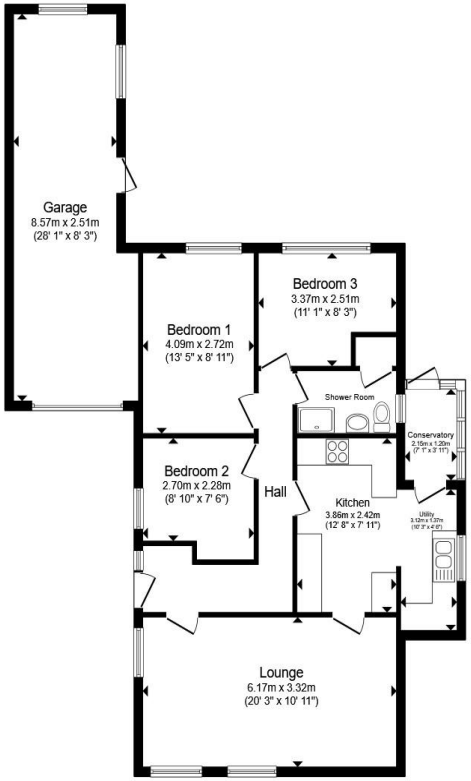
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- **NO ONWARD CHAIN**
- Guide Price - £300,000 - £325,000
- Three bedroom detached bungalow
- Spacious dual-aspect sitting room
- Modern kitchen with built in appliances

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

guide price

£300,000



Total floor area 101.6 m² (1,094 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:
WYM109187 - 0009

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.

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