

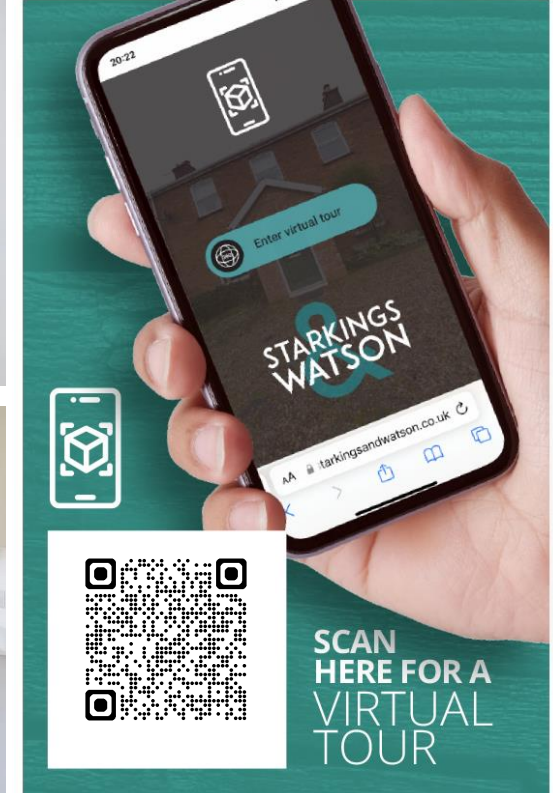
BRIGGS MEAD

# Wymondham NR18 0GB

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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- Detached Family Home
- Brand Newly Built with 10 Year NHBC
- Two Reception Rooms
- Kitchen/Dining Room & Utility
- Four Ample Bedrooms
- Two Bathrooms & W/C
- Private Landscaped Gardens
- Driveway Parking & Garage

#### IN SUMMARY

This attractive EXECUTIVE STYLE DETACHED FAMILY HOME was only built within the past year meaning it has the remainder of a 10 year NHBC. The house is presented in good order and efficient to run with gas fired central heating and extends to approximately 1100 SQFT (stms). Internally you will find TWO RECEPTION ROOMS as well as KITCHEN/DINING ROOM to the rear with a separate utility and W/C. The integrated kitchen has been upgraded with QUARTZ WORKTOPS and a range of appliances as well as double doors opening onto the garden. On the first floor you will find FOUR AMPLE BEDROOMS, an EN-SUITE shower room and a FAMILY BATHROOM. Externally there are PRIVATE and ENCLOSED rear gardens as well as DRIVEWAY PARKING to the side with a SINGLE GARAGE in addition.

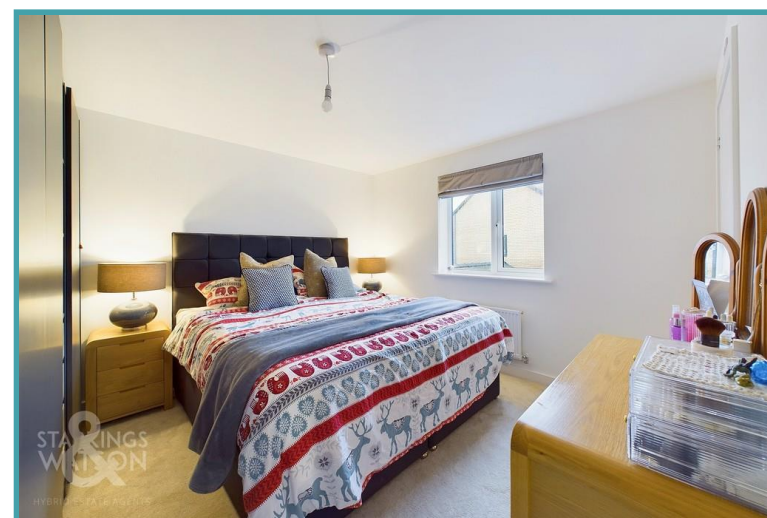
#### SETTING THE SCENE

Approached via Briggs Mead there is a hard standing driveway to the side of the house providing parking for multiple vehicles leading to the single garage beyond. The garage offers an up and over door with

storage over. There is a small front garden and pathway leading to the main entrance door to the front.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a central hallway with stairs to the first floor landing as well as access to all further rooms. To the right there is a reception room ideal for a playroom or study and to the left is the main sitting room. Heading to the rear there is the main kitchen/dining room opening onto the garden. The kitchen area offers a modern fitted kitchen with a range of wall and base level units as well as quartz worktops over. You will find integrated electric oven and gas hob, fridge/freezer and dishwasher. There is space for large table and chairs at the dining end of the room with double doors opening onto the garden. Off the kitchen is the utility room which offers another range of units with quartz worktops over as well as space and plumbing for washing machine and tumble dryer. There is a door to the rear garden as well as access to the downstairs W/C. Heading up to the first floor landing there is an airing cupboard and loft hatch access with access to all further rooms. The main bedroom offers an en-suite shower room as well as large triple wardrobes that are freestanding but will remain. There is a family bathroom with bath and shower over as well as three further bedrooms. The property being only less than 1 year old means it is very well insulated, has excellent double glazing and gas fired central heating.



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### THE GREAT OUTDOORS

The pleasant and private rear garden is mainly laid to lawn with paved pathway and patio ideal for outside seating. The garden is a blank canvas but well-presented and is fully enclosed with timber fencing surrounding. There is a door to the side of the garage as well as a secure gate to the side driveway and a door to the utility room.

### OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

### FIND US

Postcode : NR18 0GB

What3Words : ///hurricane.ivory.incorrect

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The property is subject to the usual communal site charges for the upkeep of the communal areas. This figure is believed to be in the region of £200 PA.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS JPM5 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
1083.51 ft<sup>2</sup>  
100.66 m<sup>2</sup>

