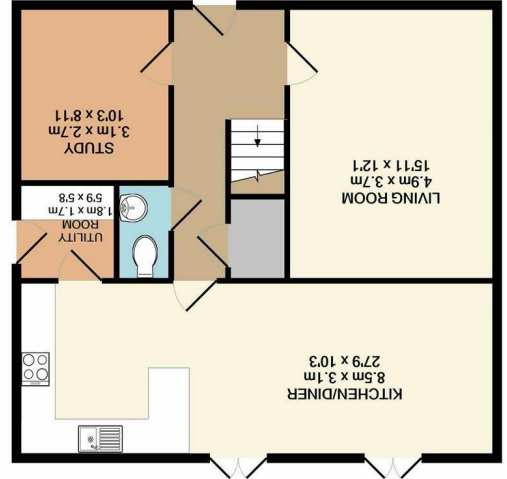
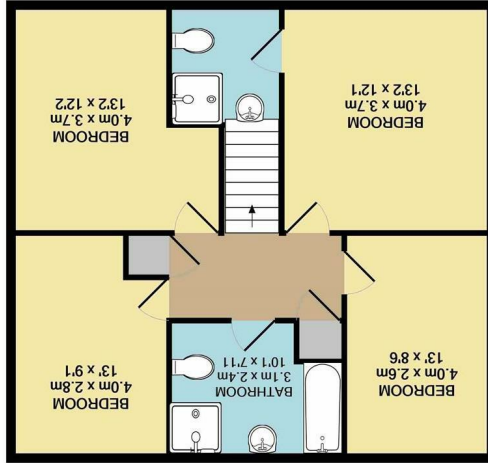


1ST FLOOR  
 APPROX. FLOOR  
 AREA 67.3 SQ.M.  
 (725 SQ.FT.)  
 TOTAL APPROX. FLOOR AREA 134.7 SQ.M. (1450 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 67.3 SQ.M.  
 (725 SQ.FT.)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
Current	Potential

**Energy Efficiency Rating**



**Norfolk Property  
 online.**

Poppy Street | Wymondham | NR18  
**Guide price £400,000**

Norfolk Property Online presents this generously proportioned, four bedroom family home in a popular development in the historic market town of Wymondham. Accommodation comprises; inviting reception hall, study, large sitting room, kitchen breakfast room including all AEG white goods with integrated dishwasher, gas hob and electric oven, full-height fridge/freezer and integrated wine cooler, white starlight solid quartz counter-tops and French doors leading out onto the garden. The ground floor also provides a useful utility room and a cloakroom with automatic lighting. There are four, first floor double bedrooms, the master bedroom featuring an en-suite and triple fitted wardrobe. There is a good-sized, family bathroom off the landing also. Outside, to the rear, there is a private, non-overlooked garden mainly laid to lawn with decking area. To the side of the property, a detached double garage with automatic driveway lighting and parking for comfortably five cars can be found. This is an ideal opportunity for any growing family with a children's play area and good walks close by, this home demands an internal viewing to be appreciated.

Guide £400,000 - £425,000

