

Norfolk Property online.



Wymondham, NR18

Guide price £600,000

Norfolk Property Online presents this immaculate, individually built four bedroom detached family home neatly positioned at the end of a much sought after private cul de sac.

Of particular notes is the impressive, recently updated open plan kitchen breakfast room that opens into a fully glazed, vaulted garden room.

Over 2000 sqft of living accommodation is provided and comprises; reception hall, study, cloakroom, living room with doors into a formal dining room, open plan kitchen breakfast room, sun room and conservatory.

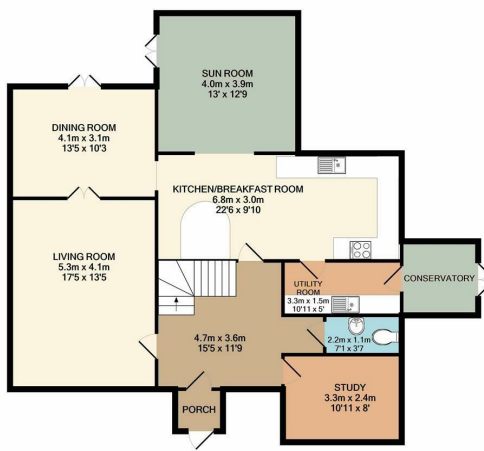


**Norfolk's local
online agent.**

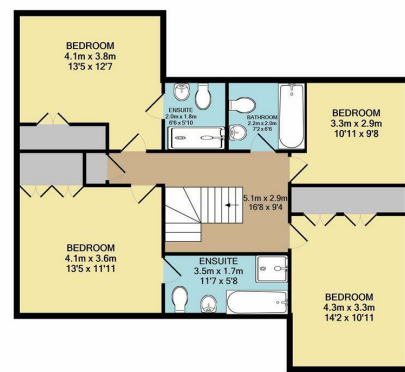
90 St Faiths Lane, Norwich, NR1 1NE

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GROUND FLOOR
APPROX. FLOOR
AREA 155.7 SQ.M.
(1137 SQ.FT.)

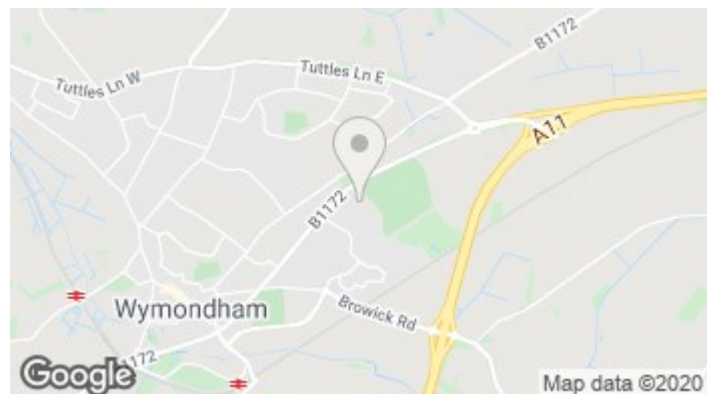


1ST FLOOR
APPROX. FLOOR
AREA 84.4 SQ.M.
(908 SQ.FT.)

TOTAL APPROX. FLOOR AREA 190.0 SQ.M. (2045 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	68 77

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	60 70



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