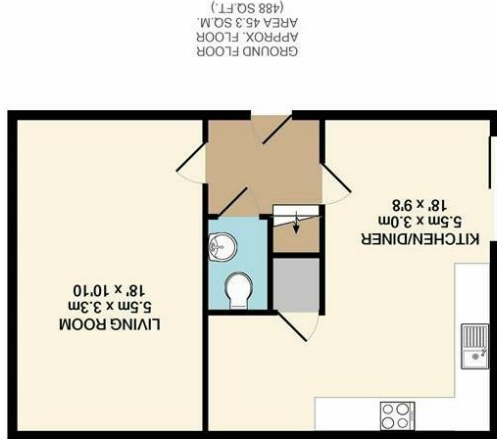
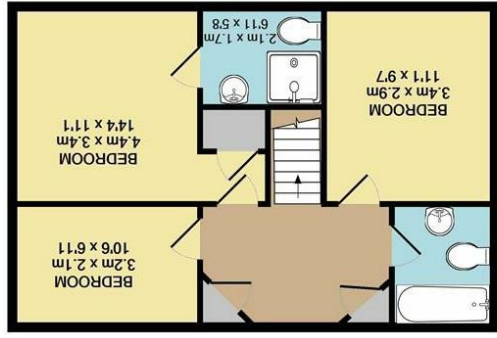


1ST FLOOR  
 APPROX. FLOOR AREA 45.3 SQ.M. (488 SQ.FT.)  
 TOTAL APPROX. FLOOR AREA 90.6 SQ.M. (975 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximately as taken for any reason, and no responsibility is taken for any error.  
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 as to their operability or efficiency can be given  
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
 or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
 commissioning agent.



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

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
Very energy efficient - lower running costs	
(81-91)	
(92 plus)	
Current	83
Potential	94



Heron Rise | Wymondham | NR18  
 £325,000

Norfolk Property Online presents this stylish modern home. Located on a popular residential development in the popular town of Wymondham, this home has been exceptionally well maintained by the current owners since its construction. Occupying a favourable position with stunning views over the nearby lake, this home offers a generous enclosed private garden. Internally, the accommodation comprises of an inviting entrance hall, cloakroom and stylish kitchen diner to the ground floor. The first floor offers three generous bedrooms, en-suite to master and family bathroom. With the property offering a light stylish finish throughout, this is an ideal opportunity for any young family. An internal viewing comes highly recommended.

