



Monarch Close, Wymondham NR18 0FZ

welcome to

Monarch Close, Wymondham

A spacious and well-presented four-bedroom detached family home, offered with no onward chain. Ideally located withing easy reach of the town centre, railway station, schools and local amenities.

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.

Entrance Hall

A welcoming space with karndean flooring, underfloor heating and plenty of room for shoes and coats. Access to the stairway, kitchen, lounge and W/C

Lounge

18' 3" x 11' 3" (5.56m x 3.43m)

A generous living space, with carpetted flooring, underfloor heating and front aspect window. Double door to the rear provide access to the dining room

Dining Room

11' 4" x 9' 9" (3.45m x 2.97m)

Space for 6/8 seat dining table with carpetted flooring, underfloor heating and french doors leading to the garden. Access to the kitchen and lounge

Kitchen

14' 8" x 9' 4" (4.47m x 2.84m)

Fitted wall and base units with built in oven and gas hob and space for white goods. Ceramic sink and draining board with rear aspect window above. Karndean flooring with underfloor heating throughout and side access to the garden

Landing

Landing to provide access to all bedrooms, family bathroom, stairway and airing cupboard, with carpetted flooring and side aspect window

Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m)

Double bedroom with carpetted flooring, front aspect window and en-suite

En-Suite

Shower-room with toilet, basin and heated towel rail

Bedroom 2

11' 5" x 8' 2" (3.48m x 2.49m)

Double bedroom with carpettef flooring and rear aspect window

Bedroom 3

9' 3" x 7' 7" (2.82m x 2.31m)

Single bedroom with carpetted flooring and front aspect window

Bedroom 4

8' 2" x 7' 7" (2.49m x 2.31m)

Single bedroom with carpetted flooring and rear aspect window

Bathroom

Family bathroom with three-piece suite. Featuring shower over the bath, large heated towel rail and velux window

Garage

21' 4" x 9' 10" (6.50m x 3.00m)

Large garage with power and plenty of space for storage. Accessible via rear garden and up and over door from driveway

Garden

Rear garden with paved and decked seating areas and lawn with mature shrubery along the fence line. Accessible via kitchen, dining room and side access



from driveway

Outside Front

Small grass area with hedging at the front with brickweave path leading to front door and breakweave parking either side of the property



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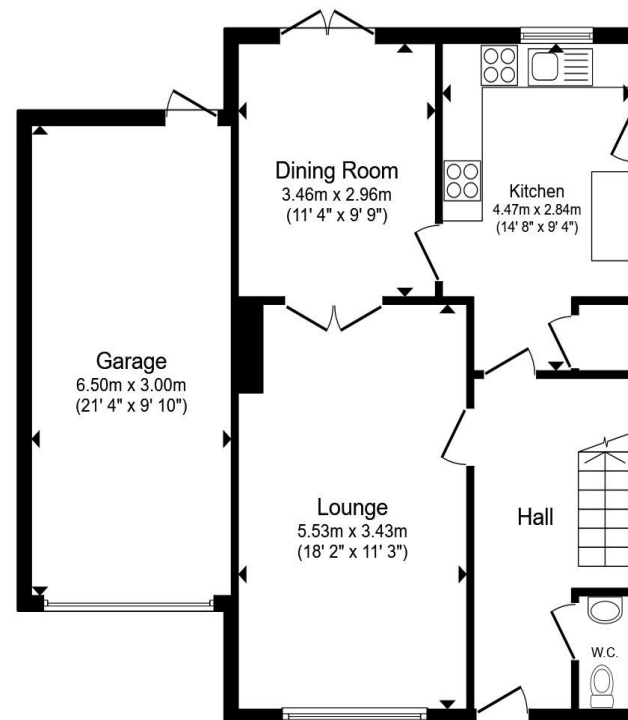
Monarch Close, Wymondham

- Modern four-bedroom detached family home
- **NO ONWARD CHAIN**
- Generous lounge with separate dining room
- Two separate driveways for two vehicles
- Underfloor heating throughout groundfloor

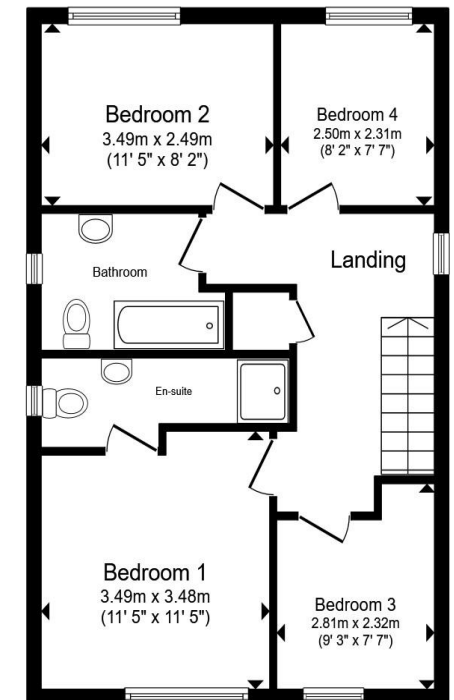
Tenure: Freehold EPC Rating: B

Council Tax Band: D

£360,000



Ground Floor



First Floor

Total floor area 127.2 m² (1,369 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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Property Ref:
WYM107962 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk