

## Features

- Large 5 Bedroom Detached Family Home
- 2 Ensuites
- Immaculate Throughout
- Highly desirable Location
- Double Garage with Ample Parking

## Tenure Freehold



**£650,000**

**Kingfisher Mead, Wymondham, Norfolk, NR18 9FF**

**\*\*VENDOR FOUND\*\***

A unique opportunity to purchase this fantastic FIVE bedroom detached family home just a short distance from the town centre of Wymondham and located on a private road opposite a nature reserve pond and nature walk. Finished to an excellent standard throughout, the accommodation comprises of a living room, Kitchen/dining room, utility and downstairs cloakroom. Upstairs offers 5 good sized bedrooms with 2 ensuites as well as a family bathroom. The outside of the property provides predominantly laid to lawn and further benefits from a double garage offering power and lighting facilities. This fantastic property was purchased from new by the current owners with over 8 years left on the NHBC.



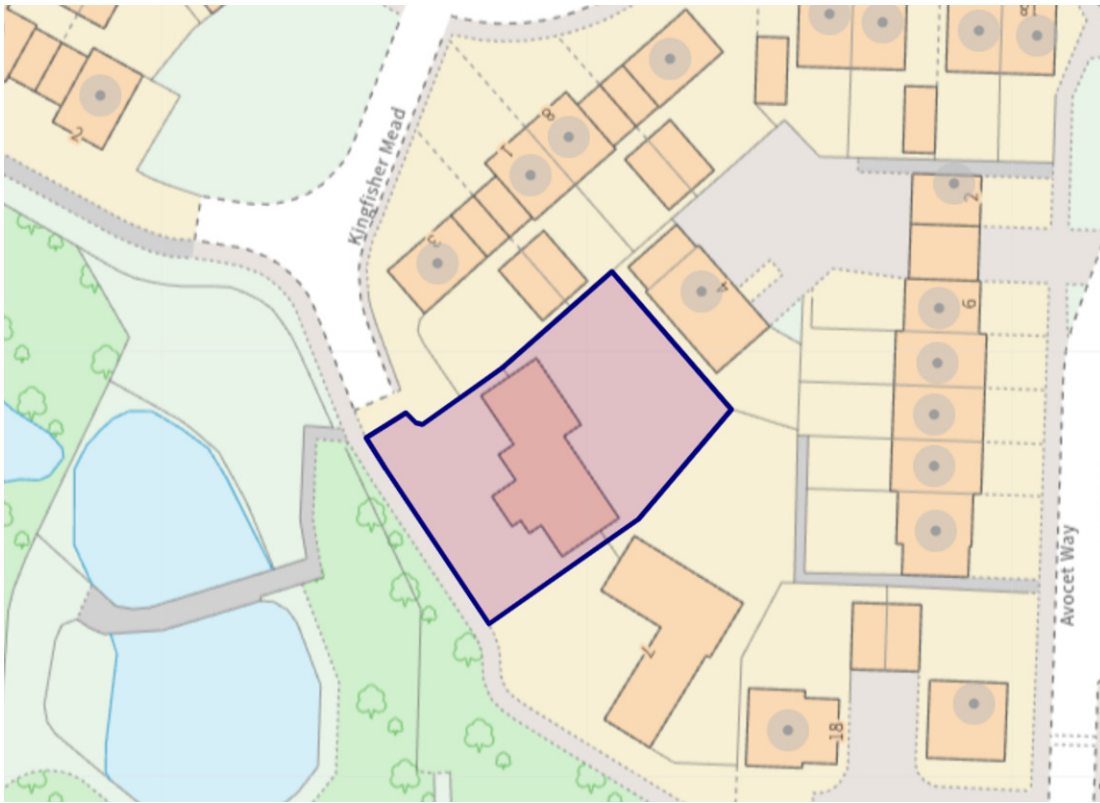
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## Property Description

### Entrance Hall

Door and window to front aspect with stair's leading to the first floor, under stair storage cupboard, wall mounted radiator, tiled flooring, coved ceiling and door's leading to all rooms on the ground floor.

### Cloakroom

This presents a low level WC, wash hand basin with tiled splashbacks, wall mounted radiator and tiled flooring.

### Living Room

With a exposed brick fire place with wood burner, uPVC double glazed window to front and side aspect, French door to the rear aspect, television and telephone points, wall mounted radiator, coved ceiling and carpet flooring.

### Kitchen/Dining room

The kitchen comprises of a selection of wall and base units with work surfaces above with inset sink and swan neck mixer tap over, space for a range cooker and extractor fan over. It also has a integral dishwasher and fridge/freezer with tiled flooring, uPVC double glazed window to the front and rear aspect, doors leading to the double garage, utility room, lounge and hallway.

### Utility Room

Fitted with a range of wall and base units with inset stainless steel sink and drainer with swan neck mixer tap over, tiled splash back, space and plumbing for washing machine and tumble dryer, plinth heater, tiled flooring, uPVC double glazed window to the side aspect and door to rear garden.

### Landing

Laid to carpet with doors leading to all bedrooms alongside the family bathroom, uPVC double glazed window to the front aspect. There is also a storage cupboard and loft access.

### Master Bedroom

Built in wardrobes, carpet flooring, wall mounted radiator, coved ceiling, uPVC double glazed window to rear aspect and door leading to ensuite bathroom.

### Ensuite

This comprises of a low level WC, wash hand basin, shower cubicle with fully tiled walls, extractor fan, wall mounted mirror cabinet and uPVC double glazed window to side aspect.





### **Bedroom 2**

Bedroom 2 has carpet flooring, wall mounted radiator, uPVC double glazed window to the rear aspect, built in wardrobes and door onto the second ensuite.

### **Ensuite**

This comprises of a low level WC, wash hand basin, shower cubicle with fully tiled walls, wall mounted mirrored cabinet, extractor fan and uPVC double glazed window to the rear aspect.

### **Bedroom 3**

uPVC double glazed window to the front aspect, carpet flooring, coved ceiling and wall mounted radiator.

### **Bedroom 4**

uPVC double glazed window to the front aspect, built in wardrobes, carpet flooring, coved ceiling and wall mounted radiator.

### **Bedroom 5**

uPVC double glazed window to the rear aspect, carpet flooring, coved ceiling and wall mounted radiator.

### **Family Bathroom**

This comprises of a low level wc, wash hand basin, bath with mixer taps with a shower over, fully tiled walls, extractor fan, wall mounted radiator and uPVC double glazed window to the front aspect.

### **Outside**

The property is set on a private road, offering a driveway to the front providing off-road parking and access to the double garage, a pathway leads to the entrance door with laid to lawn with decorative flower beds.

To the rear This is a landscaped predominately laid to lawn enclosed with timber fencing, external tap, timber framed summer house, various newly planted trees and bushes, large paved patio area with a side gate access.

### **Garage**

Double garage with up and over electric doors with power and lighting facilities and doors leading to the kitchen and rear garden.

### **Agents Notes**

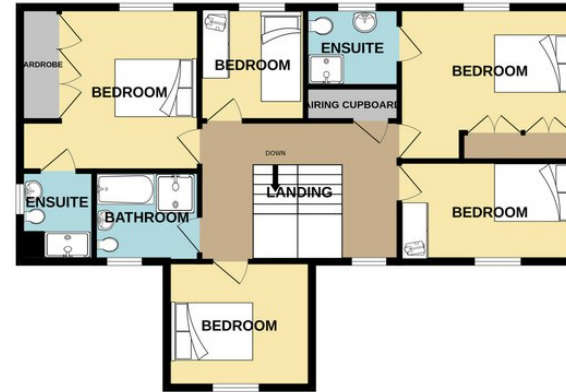
We understand the property will be sold freehold and connected to mains electricity, mains water and mains drainage.

Council tax band - F

GROUND FLOOR  
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

TOTAL FLOOR AREA : 2131 sq.ft. (197.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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