



# Norwich Road, Besthorpe

Offers Over  
£400,000



- Well-presented four bedroom detached house
- 21ft dual aspect living room
- Newly fitted kitchen/breakfast room with separate utility
- Versatile dining room which could double as a generous home study
- Four well-proportioned bedrooms with an ensuite to bedroom one
- Generous rear garden with patio area
- Within close proximity to Wymondham College
- Single garage with ample off-road parking
- No onward chain



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# Norwich Road, Besthorpe

## Property Description

Moneyproperties are delighted to bring to market this well-presented four-bedroom detached house located within close proximity to Wymondham College and within ease of access to the market towns of Wymondham and Attleborough.

The accommodation comprises of an entrance hall, 21ft dual aspect living room, newly fitted kitchen/breakfast room, utility, downstairs wc and a versatile dining room that can double as a home study.

To the upstairs comes four well-proportioned bedrooms with an ensuite to bedroom one and a family bathroom off the landing. Outside the property enjoys a generous garden with two patio areas perfect for hosting along with a single garage and ample off-road parking.

### Agents Notes -

We understand the property will be sold Freehold, connected to all mains services with gas central heating and cavity wall construction. We have been made aware that the property broadband is Superfast and has good mobile signal/coverage.

Phone service can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)  
The flood risk is low and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band - E, EPC - C, Freehold



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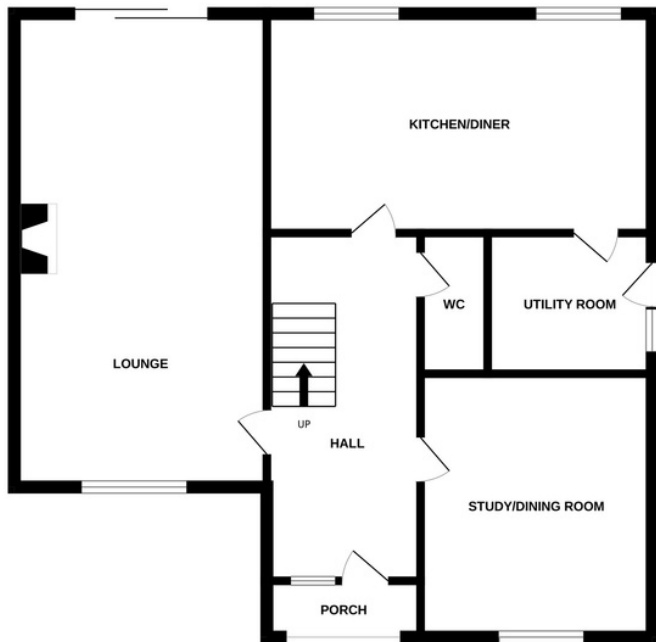


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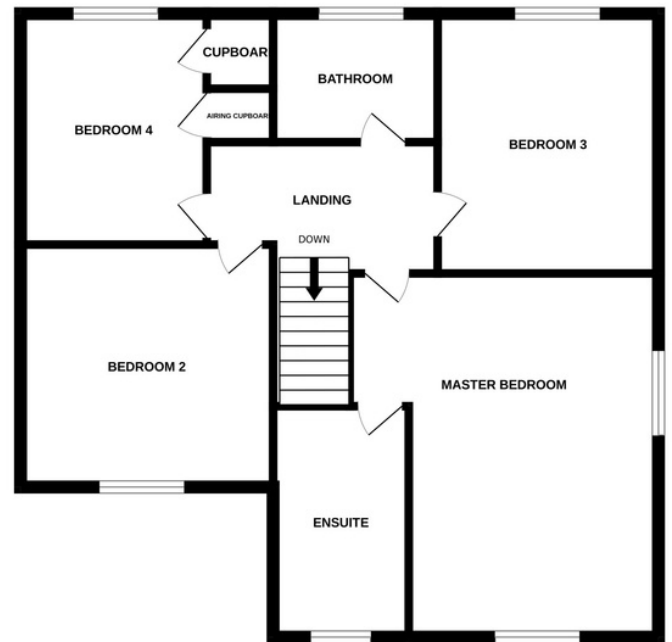
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# Floorplan and Room Measurements

GROUND FLOOR



1ST FLOOR



- LIVING ROOM - 6.53M X 3.53M (21'5" X 11'7")
- KITCHEN/BREAKFAST ROOM - 5.26M X 2.92M (17'3" X 9'7")
- UTILITY ROOM - 2.31M X 1.73M (7'7" X 5'8")
- DINING ROOM/STUDY - 3.53M X 3.35M (11'7" X 11'0")
- BEDROOM ONE - 4.83M X 4.29M (15'10" X 14'1")
- ENSUITE - 2.92M X 1.73M (9'7" X 5'8")
- BEDROOM TWO - 3.68M X 3.51M (12'1" X 11'6")
- BEDROOM THREE - 3.53M X 3.18M (11'7" X 10'5")
- BEDROOM FOUR - 2.79M X 2.51M (9'2" X 8'3")
- BATHROOM - 2.31M X 1.75M (7'7" X 5'9")



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



## Wymondham

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## Attleborough

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## Money Lettings

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