



Station Road, Spooner Row

Asking Price of
£350,000



- Spacious three double bedroom family home
- Semi-detached house sitting on a generous 91ft x 60ft plot stms
- Two versatile reception rooms with an open plan kitchen/diner
- Downstairs shower room with upstairs bathroom
- Within ease of access to the A11 for commuting towards Norwich, Cambridge and London
- Generous wrap around garden with good-sized patio area
- Close proximity to Wymondham College, local primary school and public house
- Off-road parking
- Ideally positioned for access to local market towns of Wymondham and Attleborough



Property Description

Moneyproperties are thrilled to be marketing this spacious three-bedroom semi-detached family home located in the popular village of Spooner Row within ease of access to the A11 for commuting towards Norwich, Cambridge, and London. The property sits on a generous 91ft x 60ft plot with a wrap around garden and good-sized patio area perfect for hosting. The well-proportioned accommodation comprises of an entrance hall, two versatile reception rooms, kitchen, separate dining area and downstairs shower room. To the upstairs comes three double bedrooms and a family bathroom off the landing.

The property is located within close proximity to Wymondham College, the local primary school and the sought after village public house along with the market towns of Wymondham and Attleborough.

Agents Notes -

We understand the property will be sold Freehold, connected to mains water and electricity with oil heating and sewerage treatment plant maintained by the council.

We have been made aware that the property is of cavity wall construction, the broadband is superfast and has good mobile signal/coverage. The current electrical supplier is Boost and water supplier is Anglian Water.

Phone service can be checked at [HTTP://CHECKER.OFCOM.ORG.UK/](http://CHECKER.OFCOM.ORG.UK/)

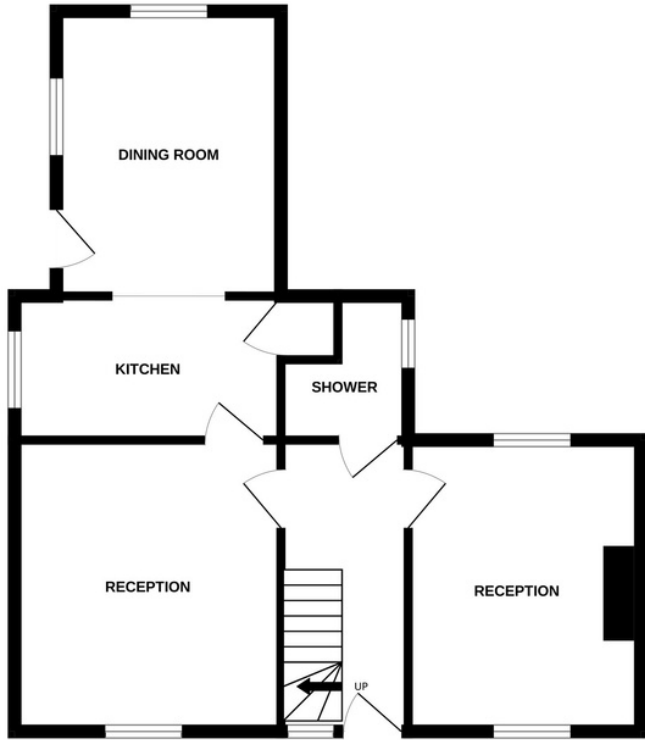
The flood risk is medium and can be checked at [HTTP://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK](http://WWW.GOV.UK/CHECK-LONG-TERM-FLOOD-RISK)

Council tax band - B, EPC - E, Freehold

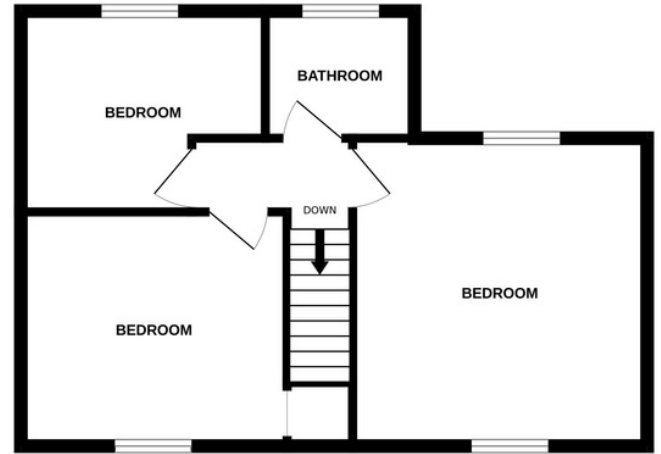


Floorplan and Room Measurements

GROUND FLOOR



1ST FLOOR



- LIVING ROOM - 3.81M X 3.48M (12'6" X 11'5")
- RECEPTION ROOM - 3.81M X 3.05M (12'6" X 10'0")
- KITCHEN - 3.45M X 1.75M (11'4" X 5'9")
- DINING AREA - 3.73M X 2.59M (12'3" X 8'6")
- SHOWER ROOM - 1.88M X 1.68M (6'2" X 5'6")
- BEDROOM ONE - 4.09M X 3.81M (13'5" X 12'6")
- BEDROOM TWO - 3.51M X 3.07M (11'6" X 10'1")
- BEDROOM THREE - 3.53M X 2.59M (11'7" X 8'6")
- BATHROOM - 1.88M X 1.65M (6'2" X 5'5")
- PLOT SIZE - 27.74M X 18.29M (91'0" X 60'0")

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.



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