



## 11 Heron Rise, Wymondham

In Excess of £375,000



# 11 Heron Rise

## Wymondham

**Ideal for Families in a Thriving Location:** This stunning property offers a welcoming open-plan layout perfect for family gatherings. The bright living space seamlessly connects with a stylish kitchen, creating a hub for everyday life. Three well-appointed bedrooms on the first floor provide ample space for children, while the versatile second floor bedroom with an ensuite caters to teenagers or guests. The excellent-sized garden offers a haven for outdoor play, while the off-street parking and storage provided by the carport and garage add a touch of practicality.

### THE LOCATION

Situated in the highly sought-after area of Wymondham. This property boasts an ideal location, for those who rely on public transportation, Wymondham Railway Station is conveniently nearby, making it an excellent choice for daily commuters. You'll find a range of amenities within a short distance, including Morrisons, Waitrose and Lidl, ensuring that your grocery and shopping needs are easily met. Additionally, this location is well-placed for school catchment areas, making it an attractive choice for those with children. Boasting more extensive shopping, dining and entertainment options, a short drive will take you into Norwich city centre, where you can explore a wide array of amenities and shops.







## 11 Heron Rise

Wymondham

### HERON RISE

As you step inside, you are greeted by an inviting open-plan layout that seamlessly connects the bright and airy sitting room with tastefully staged furniture and neutral decor, creating a welcoming space for both relaxation and entertainment. The ground floor of the property offers convenient storage solutions and a practical WC, enhancing the overall functionality of the home.

Moving to the first floor, you will find three well-appointed bedrooms, including a primary bedroom featuring built-in storage and an ensuite shower room for added luxury and convenience. The three-piece family bathroom boasts a stylish design with patterned tiled flooring and sleek chrome fixtures.

Ascending to the second floor, a versatile bedroom awaits, complete with its own ensuite shower room, providing a private retreat ideal for guests or older children.







## 11 Heron Rise

Wymondham

The property boasts an excellent sized garden plot, featuring a mix of lawn and a paved patio area, perfect for outdoor relaxation and recreation. Additionally, a brick-built carport and garage offer ample space for convenient off-street parking and storage.

### AGENTS NOTE

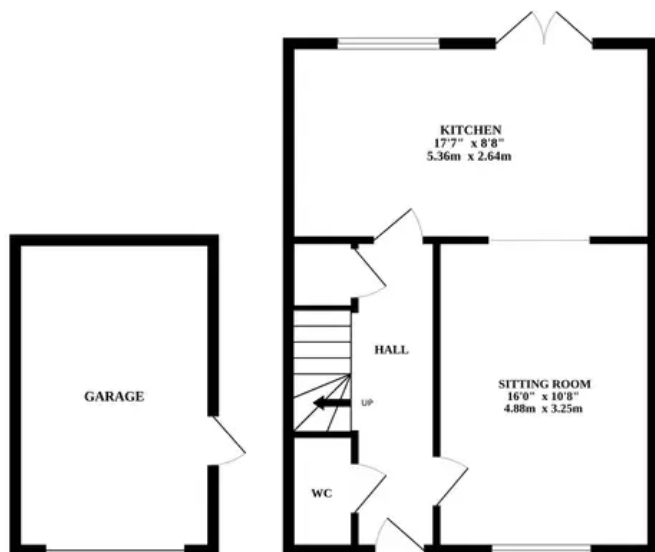
We understand this property will be sold freehold, connected to all mains services.

Council Tax Band - B

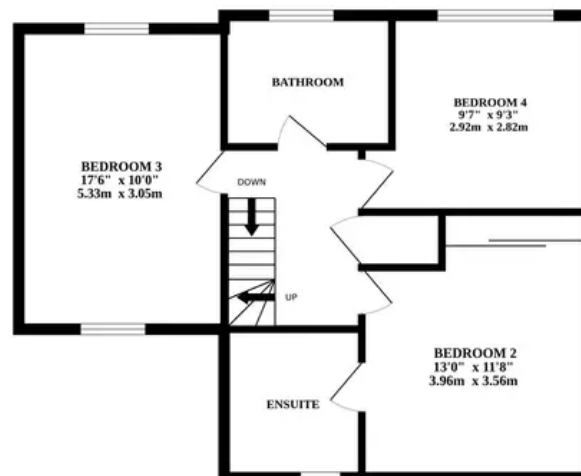




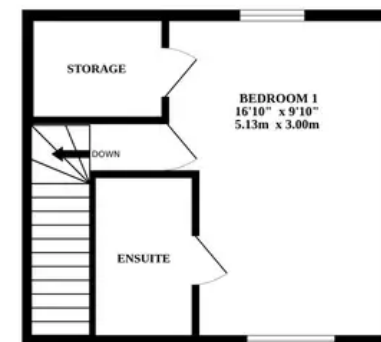
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Made with Metropix ©2024

