



45 Briggs Mead  
Wymondham  
NR18 0GB

Guide price: £480,000





- Executive detached family home
- Five bedrooms
- Double Garage with double driveway
- Lounge, separate dining room
- Kitchen/breakfast/family room
- Utility room and ground Floor W.c
- Main bedroom with ensuite
- Property less then 2 years old ( 8 years left of NHBC)
- Many upgrades form the original build
- Good size private enclosed garden

### **Location**

Briggs Mead can be found on the sought after Persimmon development in Wymondham. Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





## The Property

This exceptional executive detached family home is the epitome of luxury living, boasting numerous high-end upgrades worth several thousands of pounds. The spacious kitchen/breakfast/family room serves as the heart of the home, featuring a bright and airy ambience with double doors leading to the private enclosed garden. The generous lounge offers a serene escape, while the versatile formal dining room, currently utilized as an office, adapts to your lifestyle needs. Upstairs, five large bedrooms provide ample space, with four incorporating built-in wardrobes, and the main bedroom offering a lavish en-suite shower room. This home truly combines elegance, comfort, and functionality, providing an unparalleled living experience.

## Outside

Situated in a desirable part of the development, this property offers a sense of openness and space. The double brick-built garage, complete with power and light, is accessed via a double-width driveway that provides additional parking. The fully enclosed rear garden features a well-maintained lawn and a secluded area, perfect for a children's play area or a vegetable garden, creating an ideal setting for family activities and outdoor enjoyment.

## Services

Mains electricity, gas, water and drainage are connected to the property. A gas central heating boiler provides the domestic hot water and heating.

## How to get there – What3words:

///reclaim.magnets.cemented

## Viewing

Strictly by appointment with TW Gaze.

## Tenure:

Freehold

## Council Tax Band: E

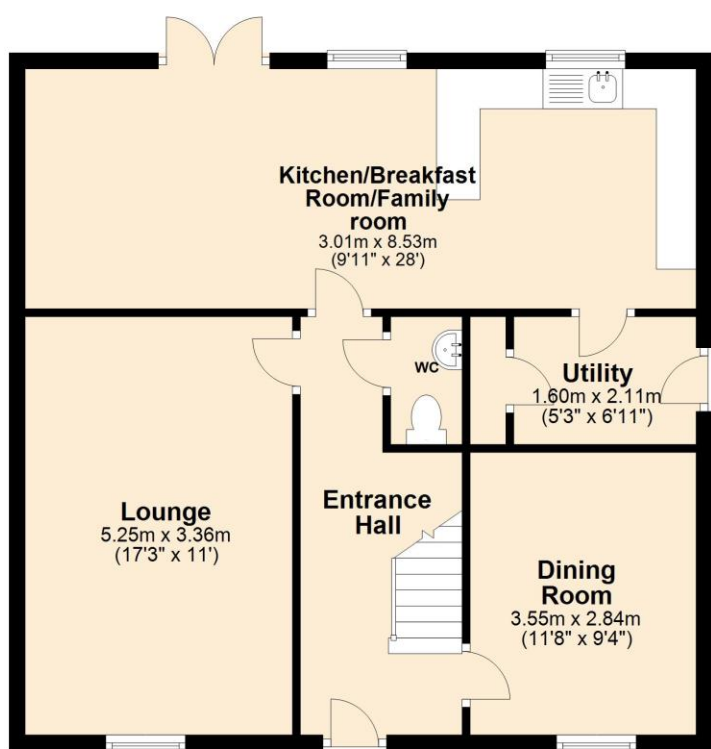
## Ref: 2/19602/LK

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		93
(81-91)	<b>B</b>	86	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



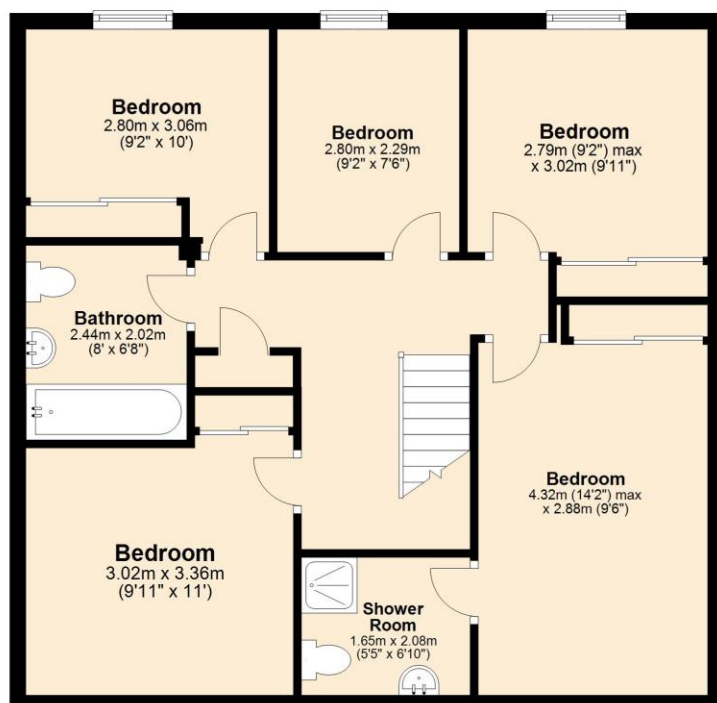
### Ground Floor

Approx. 70.5 sq. metres (759.1 sq. feet)



### First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)

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