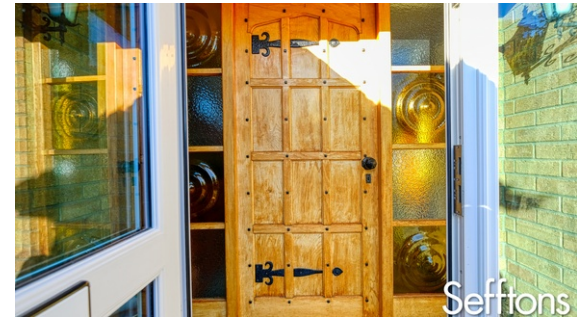




4 Bedroom Detached Bungalow  
Springfields  
Wymondham, NR18 9PZ

Sefftons  
£600,000  
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## Springfields, Wymondham, NR18 9PZ

GUIDE PRICE £600,000-£650,000

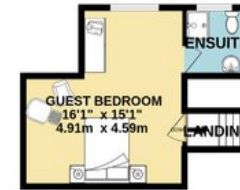
Situated down a PRIVATE CUL-DE-SAC, this IMMACULATELY PRESENTED, detached bungalow is ideal for those looking to escape to the country, but still with easy access to amenities. The property and grounds have been exceptionally maintained, and offer very GENEROUS living accommodation, with a 22ft living room, four double bedrooms and annexe potential STP. Offered with NO ONWARD CHAIN, This property must be seen to be appreciated. Call Today to organise your viewing.

### THE PROPERTY

From the central entrance hall, stairs rise to the first floor and doors open to all downstairs rooms. To the right is the impressive 22ft living room with a feature fireplace, leading into the updated and modern kitchen offering ample counter and cupboard space. Completing the living accommodation are the conservatory and garden room, ideal for summer barbecues and entertaining.

Finally downstairs there are three well proportioned double bedrooms benefiting from the four piece family bathroom suite.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



TOTAL FLOOR AREA : 2193 sq.ft. (203.8 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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