

Ash Close

Wymondham, Norfolk

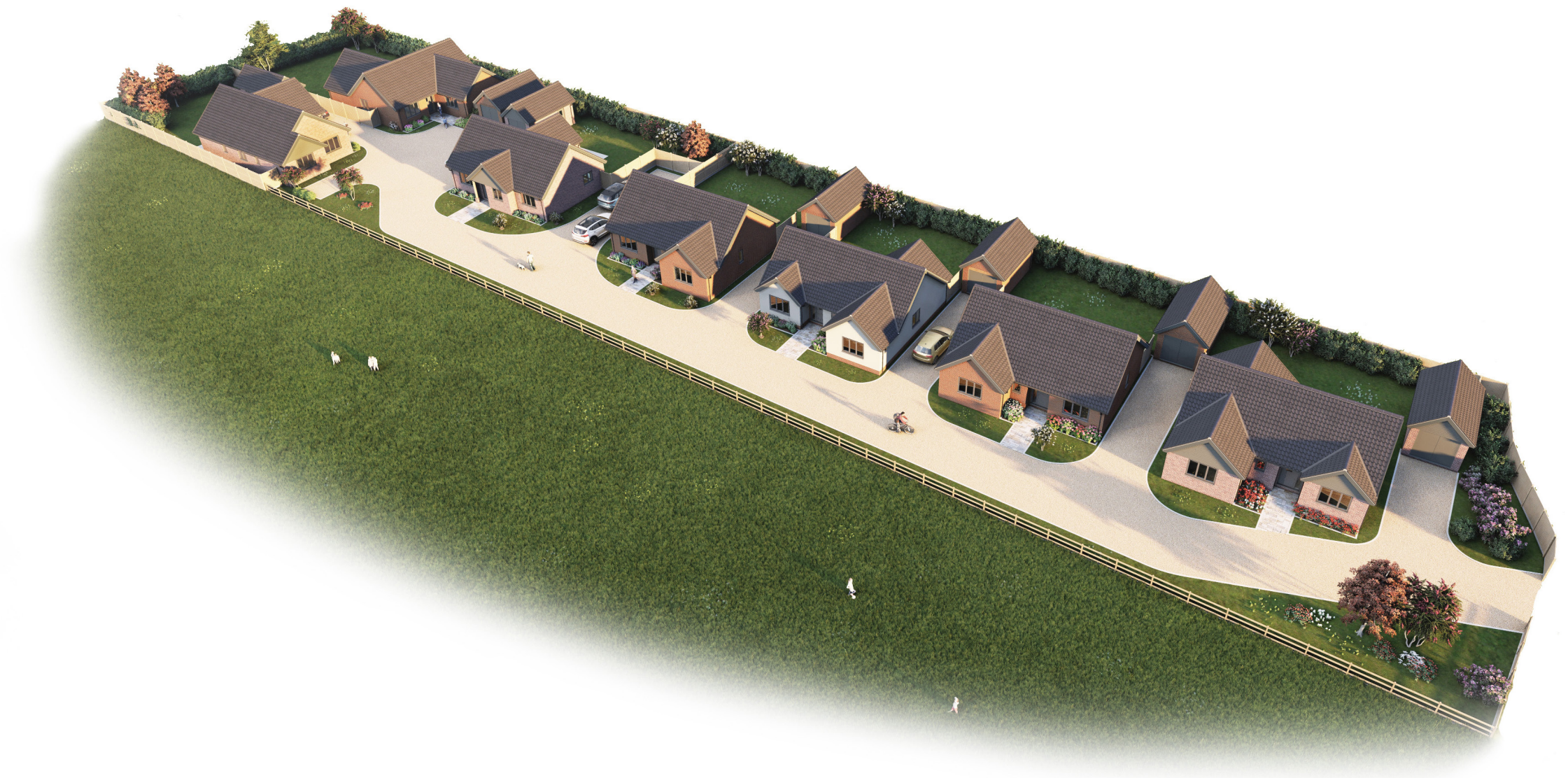




INTRODUCTION

A bespoke development of seven luxury two and three bedroom bungalows located in the sought after market town of Wymondham. Through Homes & Land Residential, you have the chance to own one of these spectacular properties and enjoy its unrivalled benefits.

With its red roofs and green fields of the Tiffey Valley and the famous towers of Wymondham Abbey church, Wymondham is an attractive, historic Norfolk market town. Even though Wymondham has changed with the times, it has retained its market town atmosphere thanks to an attractive town centre, old buildings, a good range of shops, and other amenities. In Wymondham, as in many East Anglian towns, wool brought its wealth, but a second industry remained, which involved the making of small wooden objects - spoons, for example - from which some streets take their names, such as Spooner Row. Wymondham has a magnificent, twin towered Abbey, founded in 1107 by William d'Albini and has been adapted over the centuries. Lastly, you do not want to miss Wymondham railway station, its restored buildings now housing a themed restaurant.



THE DEVELOPMENT

This elegant and discrete development of seven well-presented bungalows is located on the north side of the town, backing on to the Ashleigh Primary School and Nursery playing field. The external finish is a mix of brick, render and cladding, with all of the properties having a detached garage. The exterior design of these houses is carefully planned to harmonize with the town. Located within a cul-de-sac, all seven bungalows offer peace and privacy.

PLOT 1 & 3

Accommodation

Entrance Hall

Living Room 14' 5" x 12' 10" (4.40m x 3.90m)

Kitchen/Dining Room 19' 0" x 9' 10" (5.80m x 3.00m)

Master Bedroom 11' 10" x 10' 6" (3.60m x 3.20m)

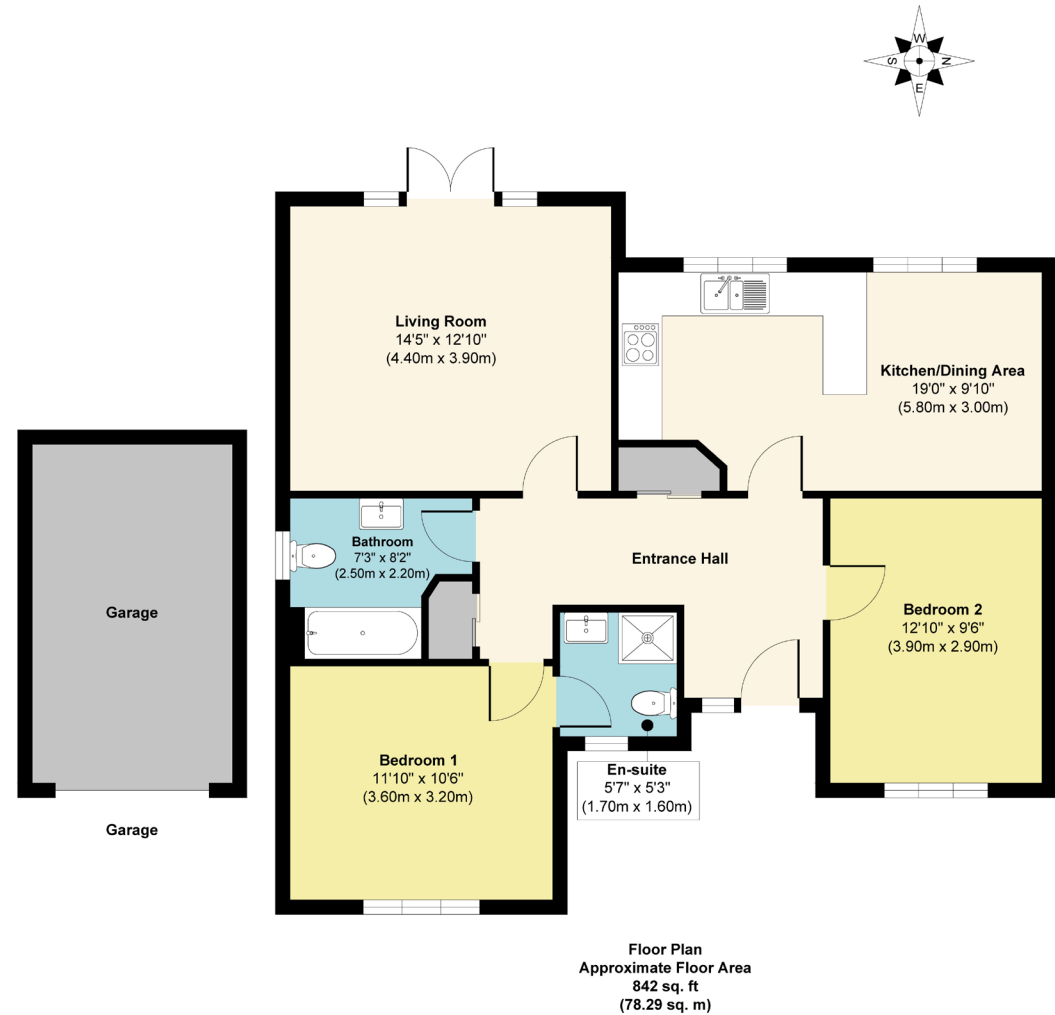
En-suite

Bedroom 2 12' 10" x 9' 6" (3.90m x 2.90m)

Family Bathroom

Externally

Single Detached Garage



 **HOMES & LAND**
RESIDENTIAL ESTATE AGENTS

Approx. Gross Internal Floor Area 842 sq. ft / 78.29 sq. m

PLOT 2 & 4

Accommodation

Entrance Hall	
Living Room	14' 1" x 12' 2" (4.30m x 3.70m)
Kitchen/Dining Room	18' 4" x 9' 10" (5.60m x 3.00m)
Master Bedroom	11' 6" x 10' 2" (3.50m x 3.10m)
En-suite	
Bedroom 2	10' 2" x 9' 10" (3.10m x 3.00m)
Family Bathroom	

Externally

Single Detached Garage



Approx. Gross Internal Floor Area 795 sq. ft / 73.94 sq. m



PLOT 5

Accommodation

Entrance Hall

Living Room 19' 0" x 12' 6" (5.80m x 3.80m)

Kitchen/Dining Room 15' 1" x 11' 6" (4.60m x 3.50m)

Master Bedroom 12' 10" x 10' 6" (3.90m x 3.20m)

En-suite

Bedroom 2 10' 6" x 10' 6" (3.20m x 3.20m)

Family Bathroom

Externally

Single Detached Garage



Approx. Gross Internal Floor Area 883 sq. ft / 82.11 sq. m



Floor Plan
Approximate Floor Area
1018 sq. ft
(94.63 sq. m)



Approx. Gross Internal Floor Area 1018 sq. ft / 94.63 sq. m

PLOT 6

Accommodation

Entrance Hall	
Living Room	15' 1" x 12' 2" (4.60m x 3.70m)
Kitchen/Dining Room	19' 0" x 11' 6" (5.80m x 3.50m)
Master Bedroom	11' 6" x 10' 6" (3.50m x 3.20m)
En-suite	
Bedroom 2	12' 2" x 9' 6" (3.70m x 2.90m)
Bedroom 3	9' 10" x 8' 2" (3.00m x 2.50m)
Family Bathroom	

Externally

Single Detached Garage



PLOT 7

Accommodation

Entrance Hall

Living Room 14' 5" x 11' 6" (4.40m x 3.50m)

Kitchen/Dining Room 14' 9" x 10' 6" (4.50m x 3.20m)

Master Bedroom 11' 6" x 10' 6" (3.50m x 3.20m)

En-suite

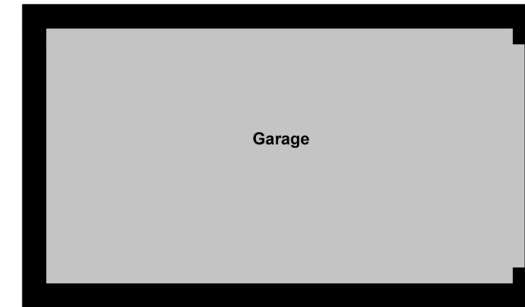
Bedroom 2 10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom 3 8' 10" x 7' 10" (2.70m x 2.40m)

Family Bathroom

Externally

Single Detached Garage



Floor Plan
Approximate Floor Area
881 sq. ft
(81.91 sq. m)



Approx. Gross Internal Floor Area 881 sq. ft / 81.91 sq. m

SPECIFICATION

CONSTRUCTION FEATURES

- Timber frame construction.
- Pre-engineered roof trusses.
- Roof tiles to be anthracite colour pan-tile.
- Windows to be grey uPVC double glazed with locking handles and trickle vents.

INTERNAL FEATURES

- Walls to be painted grey matt and ceilings to be painted white.
- Architrave and skirting to be MDF and painted white gloss.
- Window cills to be MDF and painted white gloss.
- Pre-finished white dordogne style doors with chrome satin handles.

LUXURY KITCHENS AND UTILITIES

Kitchens

- Extensively fitted luxury kitchen, all with soft close hinges and drawer runners.
- Cutlery liner to top drawer.
- A choice of base and wall cupboards is available for selection.
- A choice of selected worktops.

Taps

- Choice of high quality chrome kitchen mixer taps with a retractable rinse hose.

Kitchen Appliances

- A comprehensive and extensive range of Neff appliances are fitted as standard, as follows; Oven, Induction Hob, Extractor Hood, Fridge freezer and dishwasher.

LUXURY BATHROOM AND EN-SUITE

Bathrooms/En-suites

- Modern, stylish, high quality sanitary ware comprising back to wall W.C. with a concealed cistern, a counter top handbasin on a wall-hung vanity unit, and a bath with a pressurised shower and glass shower screen, or a bath fitted with taps only, to all home styles.
- A luxury elongated shower cubicle with a low level shower tray and a shower screen with glass sliding doors.
- All shower cubicles are fitted with a pressurised thermostatic mixer valve serving a high level fixed head shower and a separate adjustable shower head on a slider rail with a soap dish.
- Heated chrome towel rail.

Taps

- All hand-basins are fitted with stylish, modern, chrome finish ceramic valve single lever taps.

Vanity Units

- Bathrooms and en-suites to all home styles are fitted with a handbasin on a wall-hung vanity unit with a laminate worktop either side of the basin and over the adjoining cistern.

Ceramic Tiling

- An extensive choice of high quality ceramic wall tiles to all bathrooms, en-suites and cloakrooms is available for selection.
- Extent of ceramic wall tiling -
- Bathrooms and en-suites - To be tiled half height to all perimeter walls and floor tiles.
- Shower cubicles - Full height from shower tray to ceiling.
- Cloakroom hand-basins - Splash back tiling above handbasin to cloakrooms.

SPECIFICATION CONT'D

ELECTRICAL INSTALLATION

Safety

- Smoke alarms to be hard wired.

T.V. and Media

- CAT6 cabling fitted throughout the property.
- Wiring to enable satellite TV (equipment not included).
- TV points are fitted to lounge, kitchen/dining and all bedrooms.

Energy Efficient Interior Lighting

- LED recessed ceiling lights are provided to kitchen/dining room, lounge and bathroom.
- Light bulbs (low energy LED) are provided for all light fittings.
- Pendant light fittings in bedrooms.

Energy Efficient Exterior Lighting

- Front elevation - A stylish outside light with a passive infra-red (PIR) sensor is provided in close proximity to the main entrance door.
- Rear elevation - A stylish, contemporary outside light to the rear/side elevation is provided in close proximity to the patio and rear/side doors on PIR's close to the patio and back/side doors.
- PIR Sensor Lights Are fitted to the garages.

Shaver socket

- Dual voltage shaver sockets are provided (1 No.) to all bathrooms and en-suites adjacent to the wash hand basins.

Garage Electrical Installation

- All garages are provided with LED tube lighting and a double socket power outlet.

GARAGES

- Electric roller doors.

BOUNDARIES AND HARD LANDSCAPING

Boundaries

- Timber close boarded fences with concrete posts and gravel boards to side boundaries.

Hard Landscaping

- Driveways and parking areas will be shingle finish.

SOFT LANDSCAPING

Soft Landscaping

- Turfed lawn to front gardens.
- Seeded lawn to rear gardens.

MANAGEMENT COMPANY

There is a yearly estate charge of £500 per property for the maintaining of access road, landscaping and pumping station.

TRADITIONAL NORFOLK MARKET TOWN





AGENT NOTES

EPC Rating - TBC

SERVICES

Mains Electric

Mains Drainage

Air Source Heat Pump

CONTACT US

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Agents Note

Whilst every care is taken when preparing details, HOMES & LAND RESIDENTIAL LTD., do not carry out any tests on any domestic appliances, which include Gas appliances & Electrical appliances. This means confirmation cannot be given as to whether or not they are in working condition. Measurements are always intended to be accurate, but they must be taken as approximate only. Every care has been taken to provide true descriptions, however, no guarantee can be given as to their accuracy, nor do they constitute any part of an offer or contract.