



## The Willows, Wramplingham, Wymondham, Norfolk

Offers In Region Of £1,200,000

 4  3  3



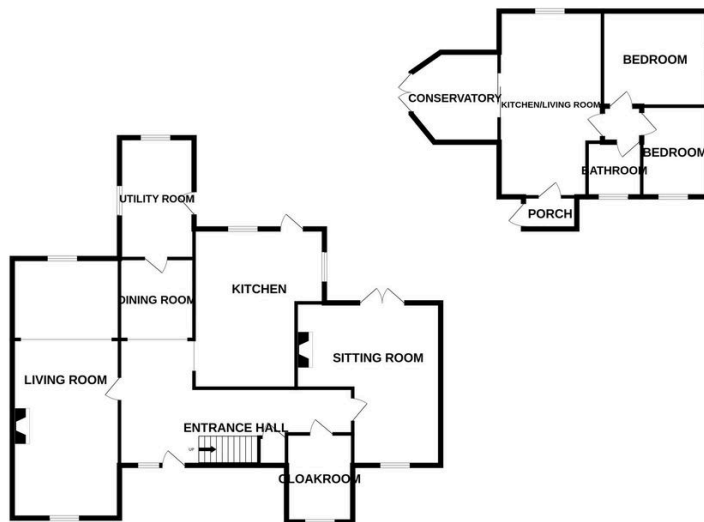
Set behind electric gates and nestled within beautifully landscaped gardens, The Willows is a much-loved family home that has been cherished for 34 years. Positioned in the heart of Wramplingham, a conservation area, on a generous 0.75-acre plot (STMS), this remarkable property offers around 2,500 sq ft of living space, with an additional 622 sq ft provided by a separate two-bedroom annexe, making a total of 6 bedrooms. This property offers Immaculate gardens, elegant water fountains, oval-shaped, covered swimming pool and impressive double garage with electric doors.

**Tenure: Freehold EPC : C (House) / E (Annexe) Council Tax: E (House) / A (Annexe)**

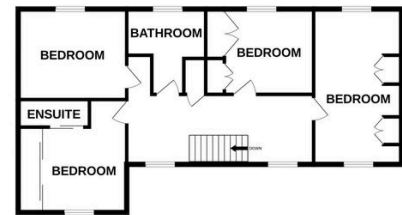
## Key Features

- The Willows Wramplingham a detached four bedroom executive style home
- Two bedroom annexe offers another 622 sq ft of living space
- A double garage with electric doors and a covered heated swimming pool make up outside space
- Perfect location for those looking to be close to amenities but still enjoy the Norfolk countryside
- A tranquil setting with easy access to Norwich, Cambridge, and London.
- Offering approximately 2500 sq ft of living space not including two bedroom annexe
- Sitting on a beautiful landscaped plot of approximately 0.75 acres (stms)
- The landscaped gardens include water features, Koi carp pond, well stocked borders and artificial grass
- Ideal for families who value outdoor space, and multigenerational living
- See our full online listing for further details including flood risk, broadband speed and other material information.

GROUND FLOOR



1ST 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.  
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