



6 Queen Street
Wymondham
NR18 0AY

Guide Price £325,000





- Deceptively spacious
- Semi detached cottage
- Extended and restored in recent years
- Kitchen/breakfast room with bi folding doors
- Prominent town centre position
- Off road parking potential
- Private enclosed rear courtyard garden
- Three double bedrooms
- Exceptional order throughout
- **NO ONWARD CHAIN**

Location

Queen Street is just a few steps from Wymondham town centre and offers a mixture of period and modern properties. This historic market town is situated in the district of South Norfolk, offering good transport links both by road via the A11 and rail into Norwich, Cambridge and onwards to London Kings Cross. The town has a selection of national supermarkets and other retailers, including a Waitrose, Morrisons and Co-op. Other smaller businesses, cafes and restaurants are dotted around the pretty town centre, which also boasts an iconic Market Cross. Several good schooling options are nearby, with the 'outstanding' Ofsted rated Wymondham College located just a few miles outside of the town. The fine city of Norwich is 10 miles away.





The Property

This wonderful town house has in recent years seen a dramatic restoration by the current owners. Once a compact cottage, the building has not only been sympathetically extended but also benefits from major upgrades including new wiring, heating, and windows. The property is found in a wonderful condition with high-end finishes evident in every room.

The accommodation is light and welcoming. The entrance hall makes way to the large sitting room with double aspect windows allowing natural light to fill the space beautifully. The extension has opened the space on the ground level to now accommodate a family kitchen/breakfast room. Often the hub of the house, this capacious room is pleasantly unexpected in a property of its age. Fitted with a modern suite and leading to a useful utility area. The jewel in crown of this room is the bi folding doors leading to the entirely enclosed courtyard, bringing the outside in, and creating double the space. The property also includes a useful storage area accessed externally from the courtyard.

The first-floor landing makes way for three double bedrooms with excellent storage space and a family bathroom.

Services

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

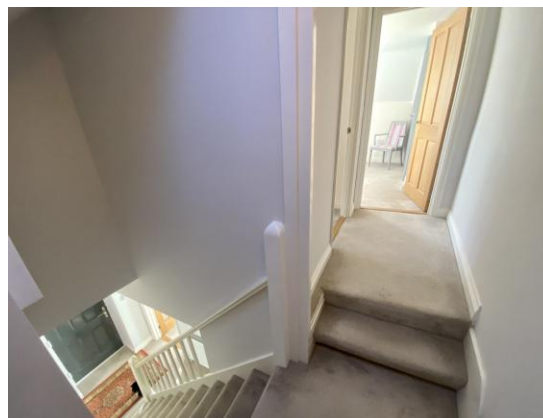
Agents Note - Potential Planning


Our current vendors have in recent years obtained permission to utilise the courtyard for off road parking. Subsequently, this simply hasn't been a requisite for the residents. The planning has now lapsed but all relevant documentation and further information can be found on the South Norfolk website under the planning reference 2017/2269.

Directions

From the town centre take the left hand turning into Queen Street (opposite the Market Cross). The property holds a prominent position on the right-hand side.

Ref: 18826/SM



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

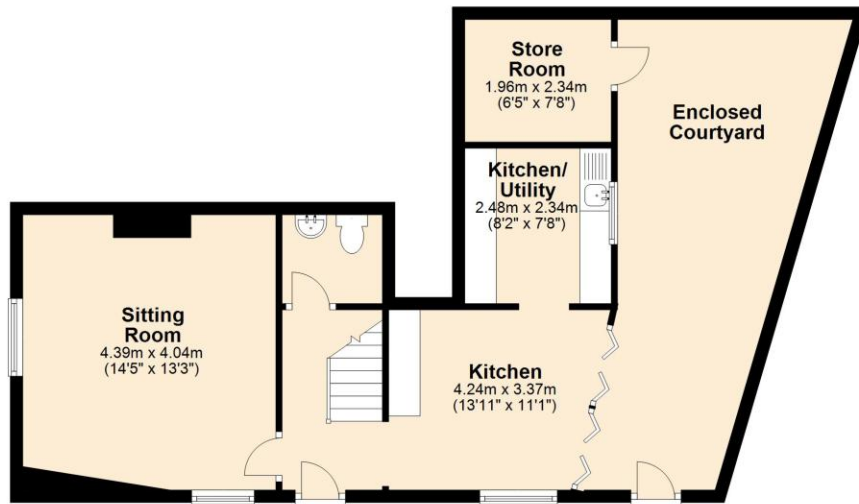
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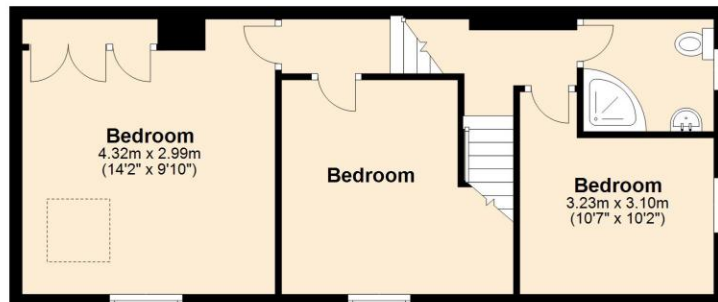
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.8 sq. feet)

Total area: approx. 113.6 sq. metres (1222.4 sq. feet)

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