



Sawmill Close, Wymondham

Offers In Excess Of £170,000 Freehold

Energy Efficiency Rating : F

- ✓ No Chain!
- ✓ Excellent First Time Buy
- ✓ Scope for Use as Investment
- ✓ Dual Aspect Sitting Room
- ✓ Kitchen with Built-in Fridge/Freezer
- ✓ Double Bedroom with Storage
- ✓ Shingle & Patio in Rear Gardens
- ✓ Allocated Parking for Multiple Vehicles

To arrange an accompanied viewing please call our Wymondham Office on 01953 438838





NO CHAIN. A SPACE TO CALL YOUR OWN with this excellent FIRST TIME BUY with allocated parking to the rear for MULTIPLE VEHICLES. The benefits of being SEMI-DETACHED, and situated on a CORNER PLOT include having GARDENS to front, side and rear of which the FRONTAGE is open, with lawn and a beautiful TREE at its centre. The SIDE AND REAR gardens laid to PATIO and SHINGLE and remain private with BRICK and FENCED BOUNDARIES. Stepping inside, the HALL ENTRANCE houses the STAIRS TO THE FIRST FLOOR, and an entrance door to the SITTING ROOM/DINING ROOM with BUILT-IN STORAGE and DUAL ASPECT windows, with the kitchen beyond, including space allocated for a WASHING MACHINE, and a FRIDGE/FREEZER built-in. Heading upstairs the DOUBLE BEDROOM is accessed off the landing, with a BUILT-IN WARDROBE at low and high level. The THREE PIECE BATHROOM SUIT finishes the accommodation which has an OBSCURE WINDOW to rear.

LOCATION

The property is located in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

DIRECTIONS

You may wish to use your Sat-Nav (NR18 0TJ), but to help you...Heading into Wymondham from the A11, bear left signposted Wymondham, turning right at the first roundabout, and third exit right at the second, passing Norfolk Constabulary and Waitrose. Continue straight over the next roundabout, onto Tuttlles Lane East. Follow the road along, taking the seventh turning on your left, onto Barnham Broom Road. The turning for Sawmill Close is then on the right and the property is straight ahead. The parking can be found at the rear.

The property is approached via a lawned frontage with a beautiful tree immediately outside the property. There is a hard standing footpath leading to the front door and to the rear garden. The parking for this property can be found to rear.

uPVC double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, electric fuse box, stairs to first floor landing, cloaks storage space, door to:

SITTING/DINING ROOM

11' 4" x 9' 5" Max (3.45m x 2.87m) Tiled flooring, electric storage heating, uPVC double glazed window to front, uPVC double glazed window to side, built-in storage cupboard, opening to:

KITCHEN

12' 8" x 5' 8" Max (3.86m x 1.73m) Fitted range of wall and base level units with solid wood work surfaces and inset butler sink with mixer tap, inset electric hob, built-in electric oven and microwave combination and extractor fan over, integrated fridge/freezer, space for washing machine, tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear, built-in airing cupboard, doors to:

DOUBLE BEDROOM

12' 7" x 11' 0" Max (3.84m x 3.35m) Fitted carpet, electric storage heating, telephone point, uPVC double glazed windows to front x2, uPVC double glazed window to side.

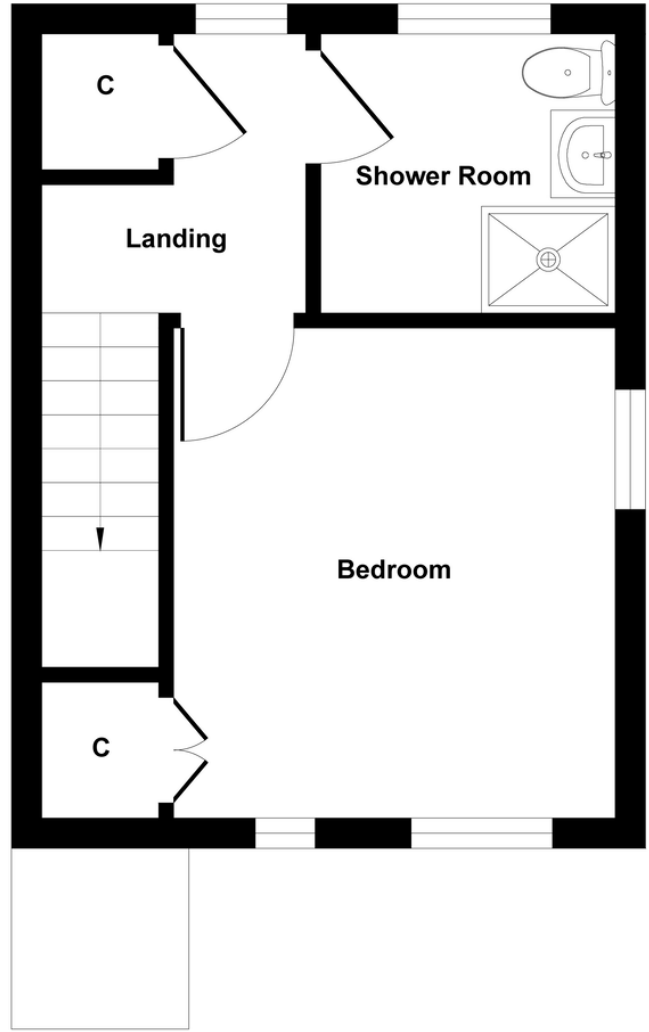
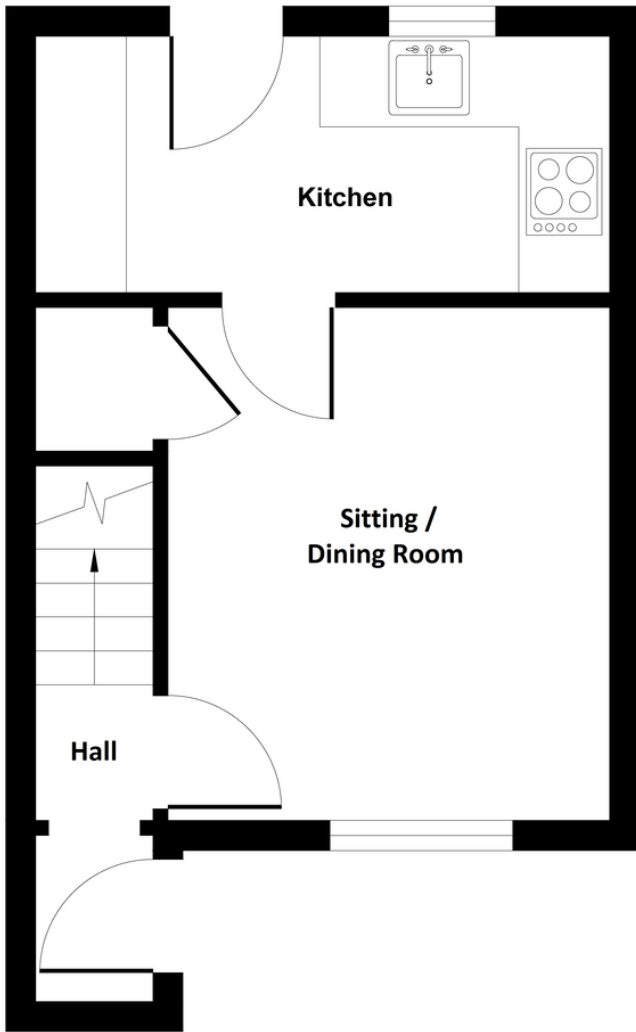
SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash backs, shaver point, tiled flooring, uPVC obscure double glazed window to rear.

OUTSIDE

The rear garden is split level and low maintenance. There is an area of patio extending from the main property and leading to a shingle garden which is a generous size for a one bedroom property. There is a gate leading to the frontage.





Ground Floor
Approximate Floor Area
229 sq. ft
(21.27 sq. m)

First Floor
Approximate Floor Area
219 sq. ft
(20.34 sq. m)

Approx. Gross Internal Floor Area 448 sq. ft / 41.61 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements