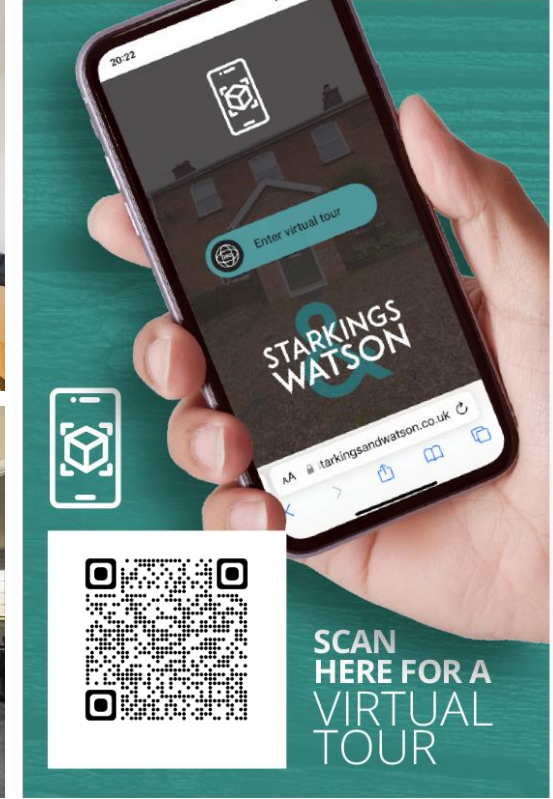


# LIME TREE AVENUE Wymondham NR18 0EL

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON



- Semi-Detached Home
- Garage & Parking to Front
- Non-Overlooked to Rear
- Scope to Extend above Garage (stp)
- Spiral Staircase to First Floor
- Recently Updated with New Carpets
- Close to Amenities in Wymondham
- Excellent Access to A11

#### IN SUMMARY

IMMACULATE and MODERN LIVING with this semi-detached home boasting a NON-OVERLOOKED REAR ASPECT, parking and GARAGE. With an IMMACULATE INTERIOR the property offers SCOPE TO EXTEND (stp) over the garage, whilst the property is situated close to the TOWN CENTRE AMENITIES and is only a SHORT DRIVE to the A11. With gas fired CENTRAL HEATING and uPVC double glazing, the accommodation comprises of an open plan SITTING ROOM with spiral stairs, KITCHEN/DINING ROOM, two bedrooms and MODERNISED family bathroom with a RAINFALL SHOWER. The REAR GARDEN is an excellent size, with FRENCH DOORS into the GARAGE.

#### SETTING THE SCENE

With a low maintenance lawned frontage, the adjacent block paved driveway offers tandem parking, with garage access and a useful brick built external store.

#### THE GRAND TOUR

The uPVC double glazed entrance door heads you straight into the sitting room, with a modern fitted carpet, feature fire place and spiral stairs to the first floor landing. A door takes you into the kitchen/dining room, with an inset gas hob and built-in electric oven, along with space for further white goods. Tiled splash backs run around the work surfaces, with space for a table and a door to the rear garden. Heading upstairs, the carpeted landing leads to two double bedrooms, both with built-in storage and fitted carpet. The modernised family bathroom offers a three piece suite with tiled splash backs, heated towel rail and twin head thermostatically controlled rainfall shower over the bath.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn and fully enclosed with timber panelled fencing. A patio area can be found to the far corner, with various planted borders. A hard standing seating area runs across the rear of the property, with a side gated access and French doors into the garage.



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



### OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance 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 railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

### FIND US

Postcode : NR18 0EL

What3Words : ///logged.valve.consoled

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**

701.63 ft<sup>2</sup>  
65.18 m<sup>2</sup>

**STARKINGS WATSON**  
HYBRID ESTATE AGENTS

**Floor 1**



**Ground Floor**

