



## 55 Norwich Common, Wymondham

Guide Price £290,000

# 55 Norwich Common

Wymondham, Wymondham

Discover the epitome of warmth and charm in this delightful cottage. The ground floor welcomes you with a cosy living room featuring a brick-feature wall and wood burner, seamlessly transitioning into a dedicated dining area. The well-designed kitchen with built in fridge and freezer, main bathroom and a versatile room to the rear add functionality to the living space. Upstairs, two well-appointed bedrooms offer comfortable retreats, perfect for both main and guest bedrooms. Step into the expansive rear garden, an ideal haven for gardening, complete with a versatile outbuilding. Privacy is ensured with fencing, catering to families with children or furry friends. The property's convenience is further highlighted by a generously sized front drive, accommodating 4-5 cars, completing the perfect blend of character and practicality.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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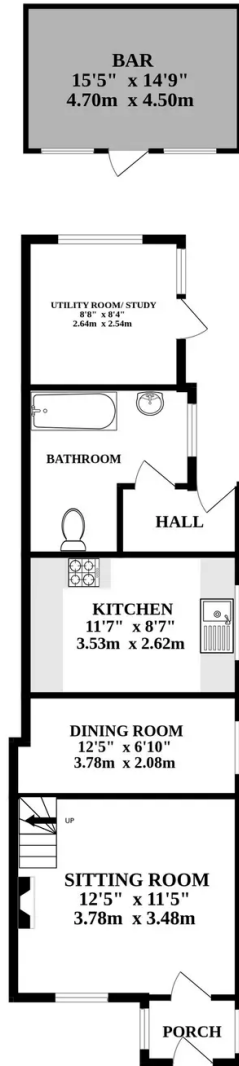
### LOCATION

Nestled in the sought-after location of Norwich Common, Wymondham, this property enjoys an ideal setting that encompasses all the essentials for modern living. Boasting a great catchment for schooling, families will appreciate the educational options available. Fitness and leisure enthusiasts are well catered to with nearby fitness centers and the presence of parks provides green spaces for outdoor activities. The convenience of a train station, easy access to vital roads and local supermarkets and shops for daily needs further enhance the appeal of this well-rounded location, making it an ideal place to call home.

### THE PROPERTY



GROUND FLOOR



1ST FLOOR

