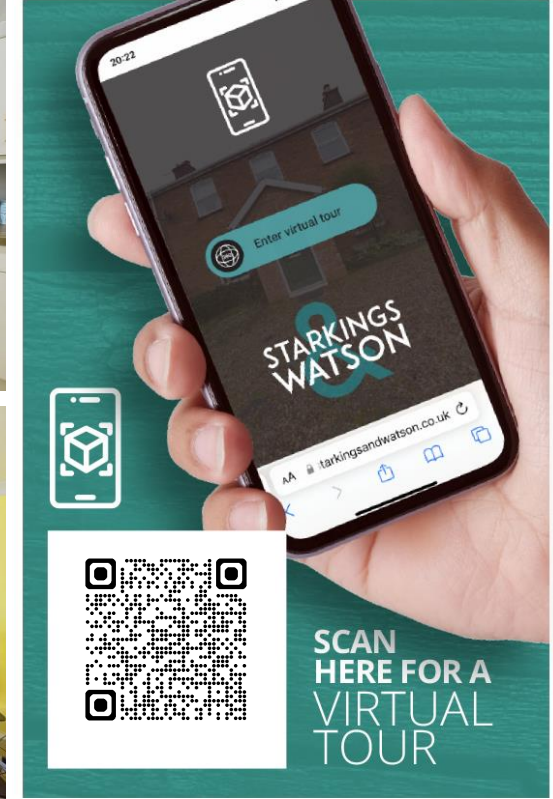


# APPLEGARTH COURT Wymondham NR18 0BY

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Mid Terrace Home With No Chain!
- Town Centre Location
- Quiet Cul-De-Sac
- Large Open Plan Reception
- Conservatory & W/C
- Refitted Kitchen & Shower Room
- Three Ample Bedrooms
- Private Gardens & Garage

### IN SUMMARY

NO CHAIN! Located in the HEART OF WYMONDHAM within a QUIET CUL-DE-SAC you will find this MID-TERRACE home presented in excellent order with a MODERN RE-FITTED KITCHEN and THREE AMPLE BEDROOMS. Stepping inside you will find an entrance hallway, main sitting room leading into the dining room. There is a NEWLY INSTALLED kitchen as well as extended conservatory with flexible usage and a w/c. On the first floor there are THREE BEDROOMS with two doubles and a further single as well as the main family shower room. Externally the rear garden is private and low maintenance as well as offering a southerly aspect. There is on road parking as well as an en-bloc garage to the side of the cul-de-sac. Located in the heart of Wymondham means you have a full range of amenities and schools on your doorstep. The property offers double glazing and gas fired central heating.

### SETTING THE SCENE

The property is approached via a small cul-de-sac close to the centre of town with on road parking to

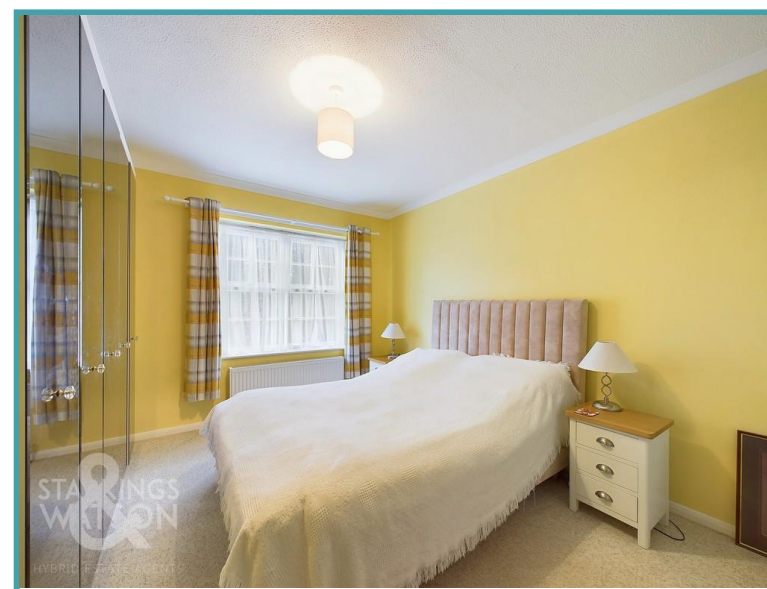
the front and an en-bloc garage to the side. The main entrance door is found to the front via a paved pathway. There is separate access to the rear access via a pathway from the frontage.

### THE GRAND TOUR

Entering via the main entrance door to the front there is an entrance hallway with stairs to the first floor landing and a door to the reception space. The main sitting room found to the front leads through to the dining space beyond both offer plenty of space. Beyond the dining space is the flexible conservatory which could be used in a number of ways and provides access to the rear garden. Also off the conservatory is the useful downstairs w/c. The re-fitted kitchen is found off the dining space and offers a well fitted and modern kitchen with plenty of storage and rolled edge wood effect worktops over. You will find integrated electric oven and induction hob as well as space for all other white goods. Heading up to the first floor landing there is loft hatch access and an airing cupboard. The main shower room is found to the rear offering a walk-in shower. Adjacent is a comfortable double bedroom with the two further bedrooms found to the front, one single and one double with a range of fitted wardrobes.

### THE GREAT OUTDOORS

The private, enclosed rear garden is a sunny haven in the centre of town providing a low maintenance space ideal for a table and chairs and plants. The garden is laid with shingle and fully enclosed with timber fencing with a secure gate to the rear.



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### 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 0BY

What3Words : ///bristle.gadget.hindered

### 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:



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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>m</sup>  
 976.13 ft<sup>2</sup>  
 90.69 m<sup>2</sup>

Floor 1



Ground Floor

