



Evora Road, Wymondham - NR18 9NE





## Evora Road

Wymondham

NO CHAIN. A recently redecorated SEMI-DETACHED family home situated on this ever popular development, boasting a kitchen with INTEGRATED APPLIANCES, spacious 15' SITTING/DINING ROOM with uPVC French doors backing into the PRIVATE REAR GARDEN, while the first floor opens to give you use of THREE BEDROOMS as well as the FAMILY BATHROOM. Benefiting from all uPVC double glazed windows and gas fired central heating, this home is just a short walk to all local AMENITIES and the Wymondham TRAIN STATION - making this the ideal FIRST TIME BUY or FAMILY HOME. Outside, a DRIVEWAY and GARAGE can be found.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- No Chain!
- Semi-Detached House
- Redecorated Throughout
- Kitchen with Integrated Appliances
- 15' Sitting Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Driveway & Garage

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.

#### SETTING THE SCENE

Occupying a corner plot, the property sits proudly with a hedge border and frontage with a flagstone pathway leading to the front door with an awning above while the parking and garage are accessed by travelling slightly further down the road passed the neighbouring properties tucked away behind the rest with access into the rear garden.





## THE GRAND TOUR

As you step inside you are met with a neutral décor with tiled flooring where the cloakroom can be found to your right, a two piece suite with a frosted double glazed window to the front. The kitchen comes to your left with a range of wall and base mounted storage set around tiled splash backs with integrated appliances including a washing machine, SMEG oven and gas hob with extraction above and fridge freezer finished with an inset chrome sink with draining board and tiled flooring. The sitting/dining room sits to the rear of the property overlooking the rear garden with uPVC French doors allowing the inside and outside spaces to flow seamlessly, this dual aspect living space has wooden effect flooring and ample floor space for a choice in layout of soft furnishings leaving enough space for a formal dining table and use of a sizeable under the stairs storage cupboard. The first floor landing allows access into all three bedrooms, a generous airing cupboard and the three piece family bathroom which includes a shower head over the bath, frosted glass window and gas radiator with towel rail above.

The larger of the bedrooms sits at the rear of the property, a dual aspect room with wooden effect flooring and built in wardrobe and neatly finished, newly painted décor. The second room almost mirrors the larger with similar flooring and mirrored built in wardrobe, this double bedroom allows for choice in setting for the main room depending on preferences. The smaller of the bedrooms occupies a rear facing aspect also, this room would make an ideal smaller bedroom, nursery or study with a gas radiator.

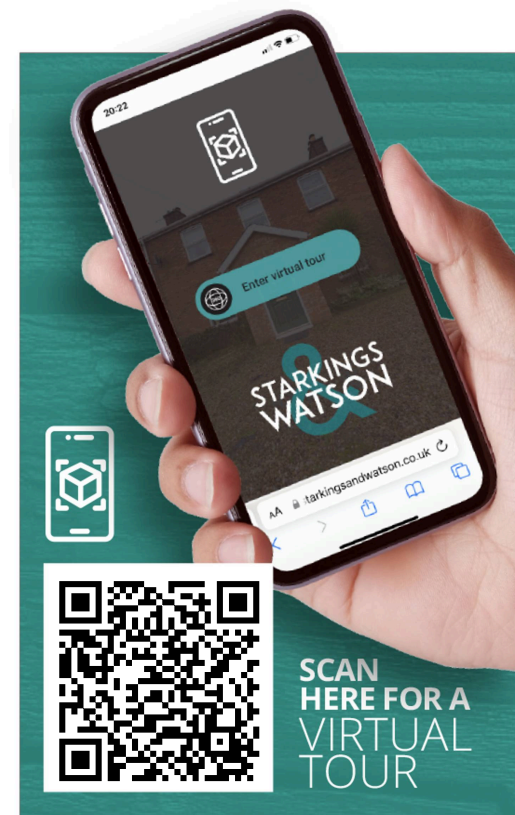
## FIND US

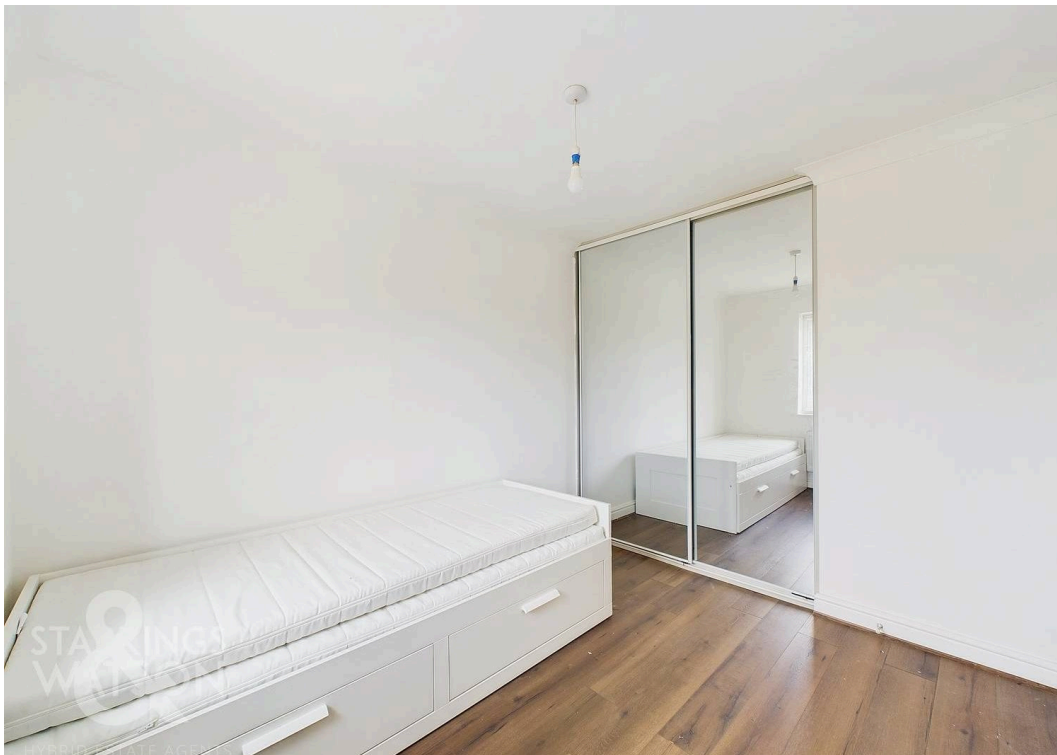
Postcode : NR18 9NE

What3Words : ///chatters.knees.fellow

## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

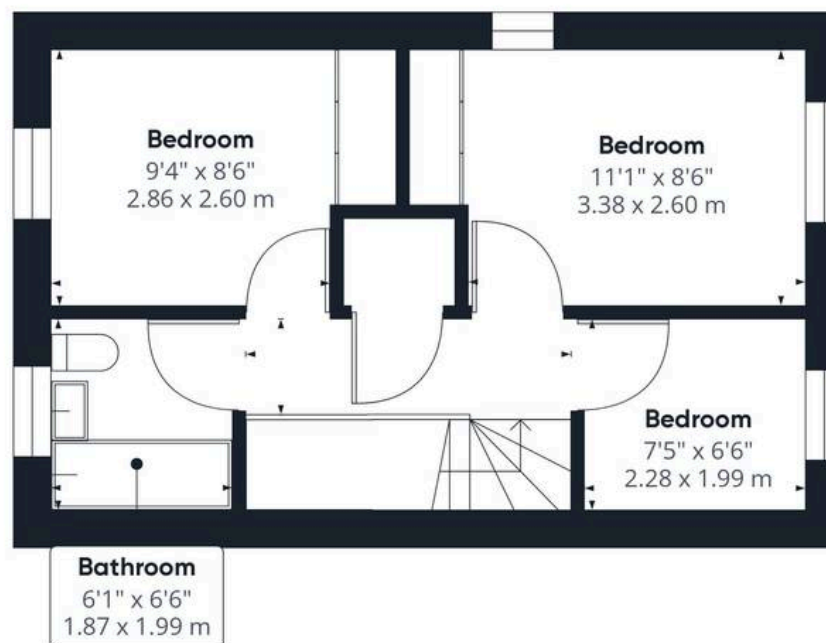
The rear garden is fully enclosed with timber fencing, predominantly laid to lawn garden space bordered with flagstone pathway and patio at the very rear of the house which sits behind the French doors. The garage is accessed via a personal door at the bottom of the garden.







Ground Floor



Floor 1

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

710.73 ft<sup>2</sup>

66.03 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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