



Ash Close, Wymondham - NR18 0HR



Ash Close

Wymondham

Located within a QUIET and POPULAR CUL-DE-SAC position within easy access of WYMONDHAM TOWN CENTRE, SHOPS AND SCHOOLS is this THREE BEDROOM SEMI-DETACHED BUNGALOW presented in good order throughout and ready to be moved into! The FLEXIBLE LAYOUT could be used in a number of ways with either THREE BEDROOMS and ONE RECEPTION OR two bedrooms and two receptions. There is also a well fitted MODERN kitchen and bathroom. The bungalow extends to approximately 750 SQFT (stms) internally with uPVC double glazing and GAS FIRED central heating. Externally you will find an enclosed and private rear garden as well as DRIVEWAY PARKING and CARPORT suitable for four vehicles as well as a single garage beyond.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Semi-Detached Bungalow
- Quiet Residential Location
- Flexible Accommodation & Layout
- Possible Two Receptions
- Three Bedrooms
- Modern Kitchen & Bathroom
- Private Enclosed Garden
- Driveway Parking, Carport & 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

To the front you will find the hard standing parking area suitable for parking a number of vehicles which in turn leads to the covered car port and the garage beyond. To the front there is also a lawned area and mature hedging. The main access door is found to the front leading into a porch lobby.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a lobby initially with space for coats and shoes which leads to the central hallway. There is a double bedroom to the left of the hallway with the bathroom found adjacent with a bath and shower over and built in cupboard. The main double bedroom is found opposite with fitted wardrobes. To the end of the hallway is the reception space and kitchen. The main reception is a lovely bright space overlooking the garden with space for sitting and dining and a built in cupboard. The kitchen is found to the left where you will find a modern kitchen with rolled edge worktops over as well as fitted double oven and gas hob as well as space for fridge, freezer, washing machine and dishwasher. Beyond is a small rear lobby with access to the rear garden. Also off the main reception room you will find the flexible third bedroom or extra reception room.

FIND US

Postcode : NR18 0HR

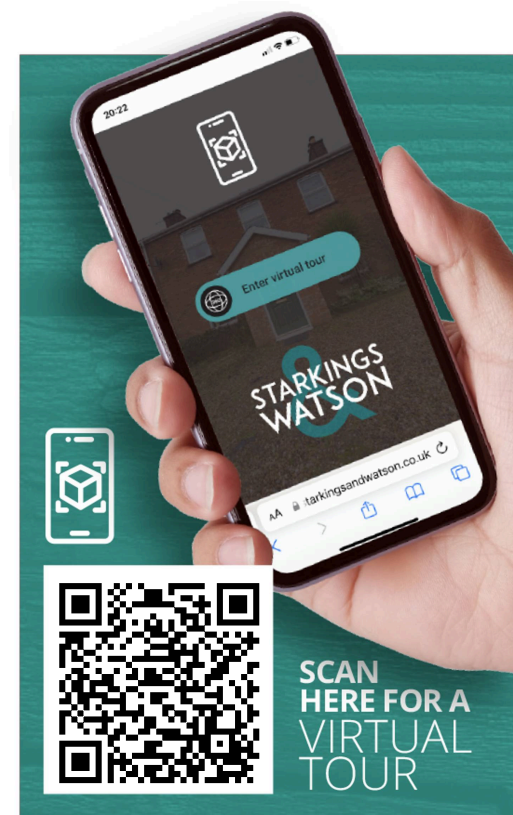
What3Words : ///spring.cools.towns

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there is a historic subsidence claim in relation to the porch at the front of the property which is an addition the main part of the house. The issue has been fully rectified and certified by a structural engineer with all the correct certification.



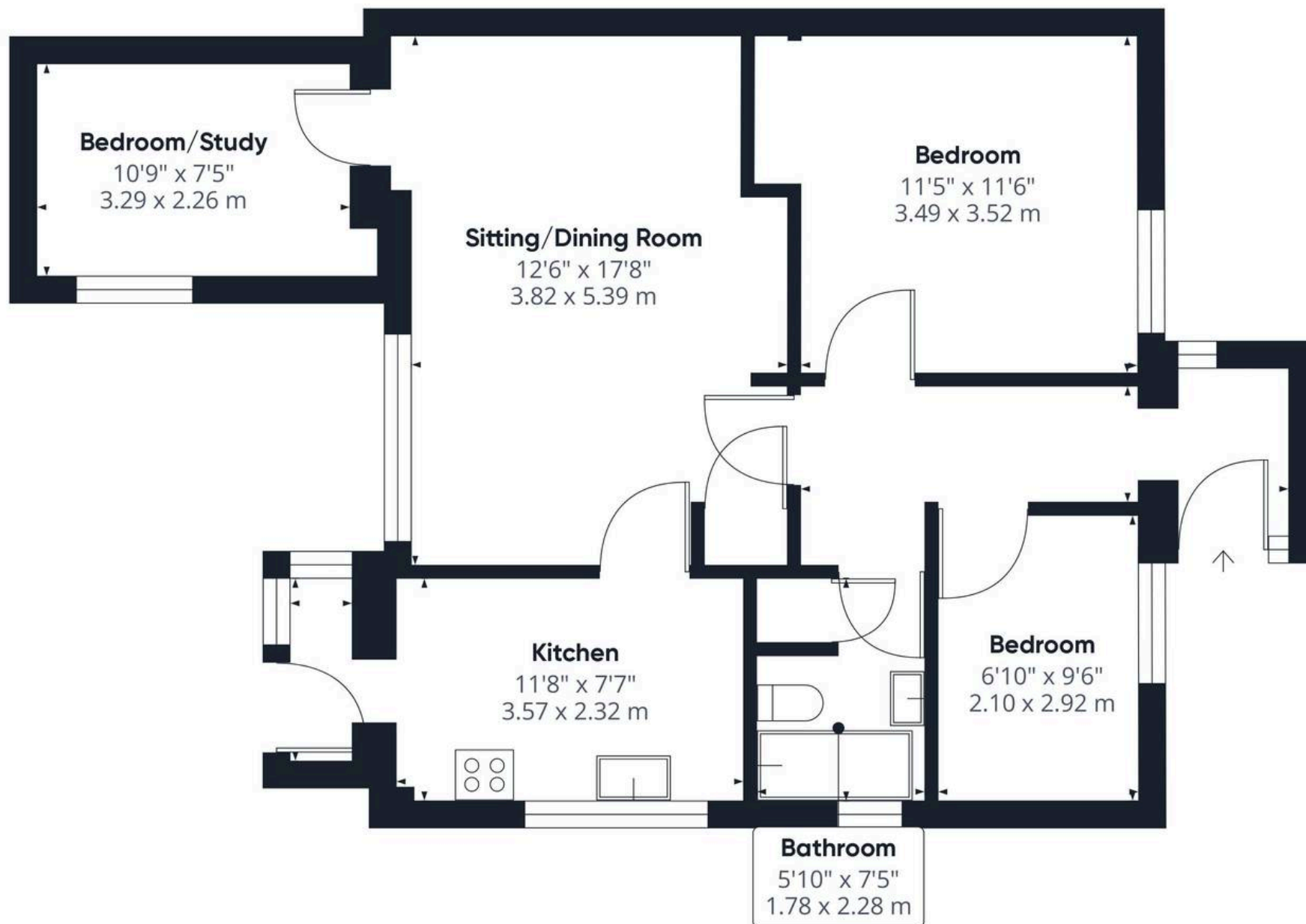




THE GREAT OUTDOORS

The pretty rear garden is fully enclosed with timber fencing and brick walls. You will find a paved patio area ideal for a table and chairs as well as central lawns and raised planting borders surrounding with shrubs and bushes. From the garden there is access to the rear of the garage as well as timber shed and a gate to the driveway to the side.





Approximate total area⁽¹⁾

741.14 ft²

68.85 m²

(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

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.