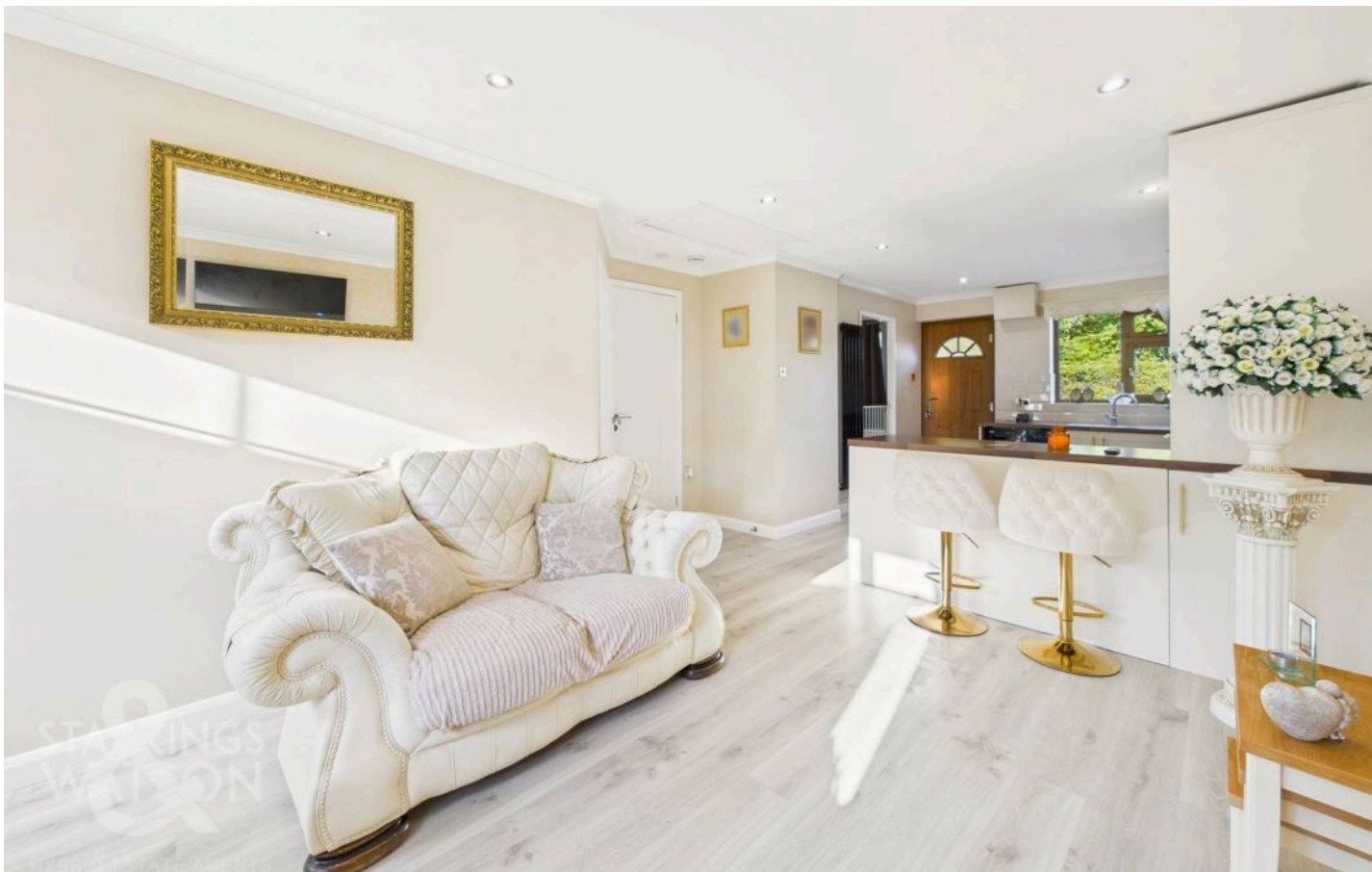




Lime Tree Avenue, Wymondham - NR18 0TQ



Lime Tree Avenue

Wymondham

VENDOR FOUND. This SEMI-DETACHED BUNGALOW sits just a few moments from all local amenities, public transport links and schools with the town centre only a few moments away also. Internally, the home offers an IMMACULATE LIVING SPACE giving generous living spaces and flawless décor to include a 25' OPEN PLAN KITCHEN/LIVING AREA with TWO DOUBLE BEDROOMS featuring BUILT-IN WARDROBES and a THREE PIECE BATHROOM suite. The rear garden is FULLY ENCLOSED and PRIVATE due to its setting where a mixture of PATIO SEATING space and lawn give way to a large timber shed with large swinging side access gate taking you towards the DRIVEWAY at the front of the home.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Bungalow
- Vendor Found!
- 25' Open Plan Living Area
- Modernised Kitchen With Ample Storage
- Two Double Bedrooms With Built-In Storage
- Three Piece Family Bathroom
- Private Rear Garden With Patio & Lawn
- Shingle Driveway With Side Access Gate

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

The property sits adjacent to green landscapes with a large shingle driveway to the front of the home giving them parking for multiple vehicles where a large side timber swinging gate access could allow for further parking towards the side of the home if needed.



THE GRAND TOUR

Stepping inside through the newly fitted composite door, the main living space emerges in the form of a 25' open plan kitchen and living area. Immediately to left the kitchen emerges with a wide array of wall and base mounted storage units set with tiled splashbacks and wooden effect work surfaces. This area leaves more than enough space for freestanding appliances with further plumbing for a washing machine and dishwasher. The wooden effect flooring reaches out to the very rear of the home where the dining and sitting room areas can also be found. With a dual facing aspect of newly fitted uPVC double glazed windows, this space remains incredibly well lit. The first and slightly smaller double rooms just off the kitchen area with front facing uPVC double glaze window and all mounted radiator below. This area also boasts built in wardrobes whilst the larger bedroom sits towards the rear of the home overlooking the rear garden, again benefiting from built in wardrobes and carpeted flooring with a large open floor space suited for a double bed with additional storage solutions. Sat between each of the bedrooms is the family bathroom suite - this too has been fully updated by the current vendor with attractive full length tiling, glass screen and shower head mounted over the bath with floating vanity storage and wall mounted heated towel rail.

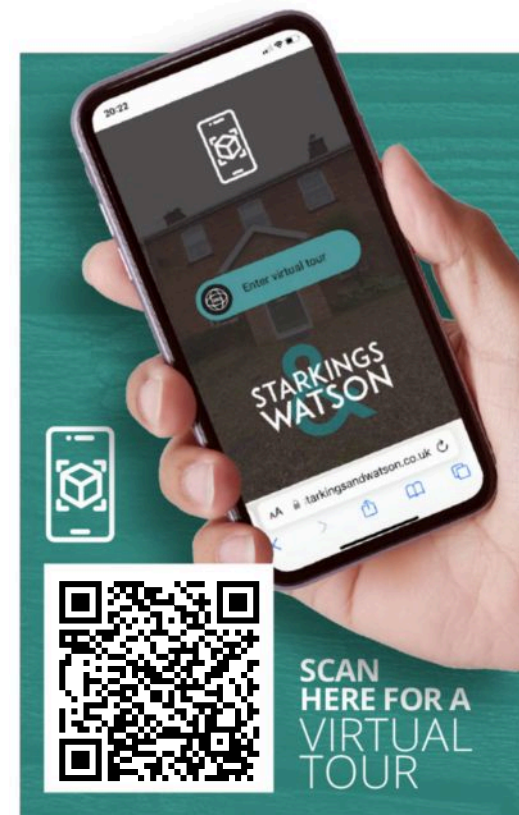
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VIRTUAL TOUR

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



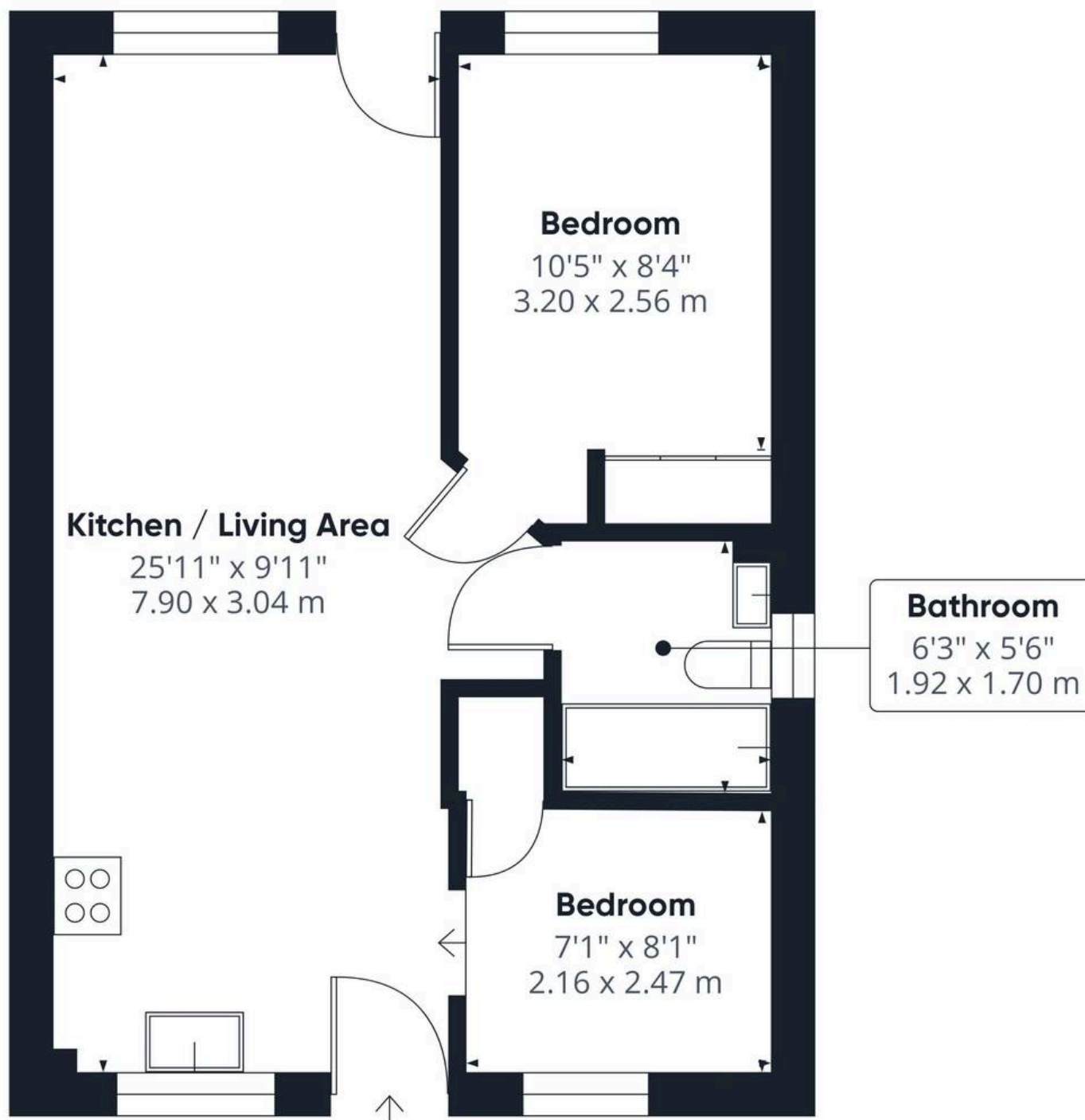




THE GREAT OUTDOORS

The garden is fully enclosed both sides and rear and remains very private due to its setting. Initially a flagstone patio seating area is the first thing to greet you giving the perfect space to enjoy the summer sunshine whilst a five bar timber fence currently separates this area from the lawn garden at the very rear of the home with large timber shed sat directly to your right.





Approximate total area⁽¹⁾

469 ft²

43.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.