



The Lizard, Wymondham - NR18 9BH





## The Lizard

Wymondham

NO CHAIN. Set within a tucked away location this MID-TERRACE HOME offers PRIVACY whilst still only being a few moments walk from the town centre and mainline train station. To the front of the home, OFF ROAD PARKING can be found alongside a low-maintenance courtyard frontage complimented by the backdrop of the stone and flint exterior of this charming home. Entering through a PORCH ENTRANCE, the first ground floor living space is the SITTING ROOM which flows seamlessly into the KITCHEN/BREAKFAST ROOM all paired with uPVC double glazed windows, much like the remainder of the home. To the very rear of the ground floor the THREE PIECE FAMILY BATHROOM can be found alongside an access door taking you to a small rear courtyard seating area. From the first floor landing each of the TWO BEDROOMS are situated with the addition of a first floor WC.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Mid-Terrace Stone & Flint Cottage
- No Chain
- Tucked Away Setting Close To All Amenities
- Sitting Room Flowing Into Kitchen/Breakfast Room
- Two Bedrooms
- Three Piece Ground Floor Bathroom & First Floor WC
- Courtyard Frontage With Off Road Parking
- Ideal First Time Buy Or Investment

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

#### SETTING THE SCENE

The property can be found on the right hand side towards the crest off a gentle slope where a shingle frontage allows for off road parking whilst low level picket style timber fencing opens to reveal the courtyard frontage alongside the porch entrance.



## THE GRAND TOUR

Once inside, the porch is the first place to greet you, the ideal space to strip off coats and shoes before heading into the remainder of the property also featuring a low level wall mounted radiator before stepping into the living room. This bright and spacious living area laid with all carpeted flooring and offering a potential choice of layout of soft furnishings with a fireplace mounted to the centre of the room with solid wooden mantel and tiled hearth below. Whilst the space currently features an electric heater, it could potentially be opened to accommodate a wood burning fire if desired. Sat just behind this the kitchen emerges with a neutral yet modern suite complete with a mixture of wall and base mounted storage units partnered with wooden effect work surfaces which in turn give way to an integrated oven and hob with extraction above. Tiled splashbacks adorn the walls above the work surfaces whilst below plumbing remains for a washing machine. The floor space opens up on the adjacent side of the room perfect for an extension of the kitchen storage units or a potential dining table if desired.

Through to a secondary lobby at the rear of the home the wall mounted gas central heating boiler sits on the exterior wall with a door taking you directly into the rear garden courtyard. Sat opposite this is access to the ground floor bathroom complete with a predominantly tiled surround, shower head mounted over the bath and frosted window facing the rear of the home.

The first floor landing grants access into each of the double bedrooms with the smaller coming to the rear of the home currently functioning as a home office and storage space whilst the larger of the bedroom sits towards the very front of the home featuring a dual front facing aspect and built in storage over the stairs. In addition to the ground floor bathroom, a first floor WC can also be found off the landing with all solid wooden flooring, low level radiator and frosted glass window.

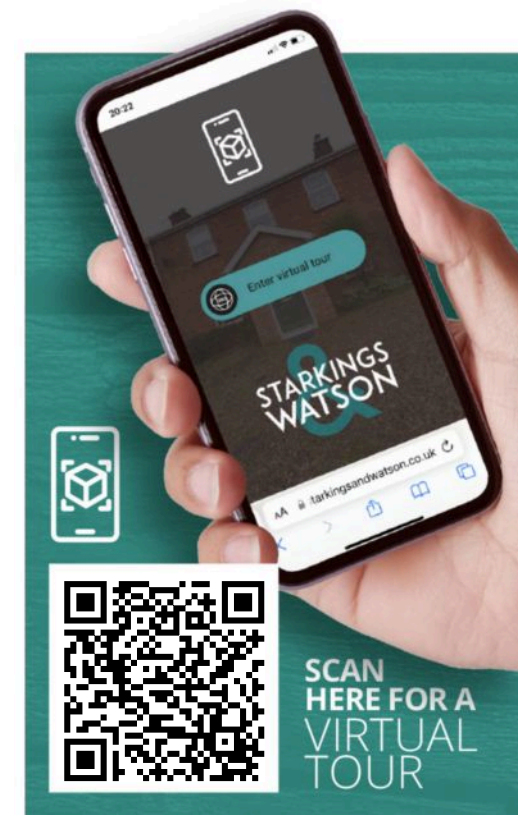
## FIND US

Postcode : NR18 9BH

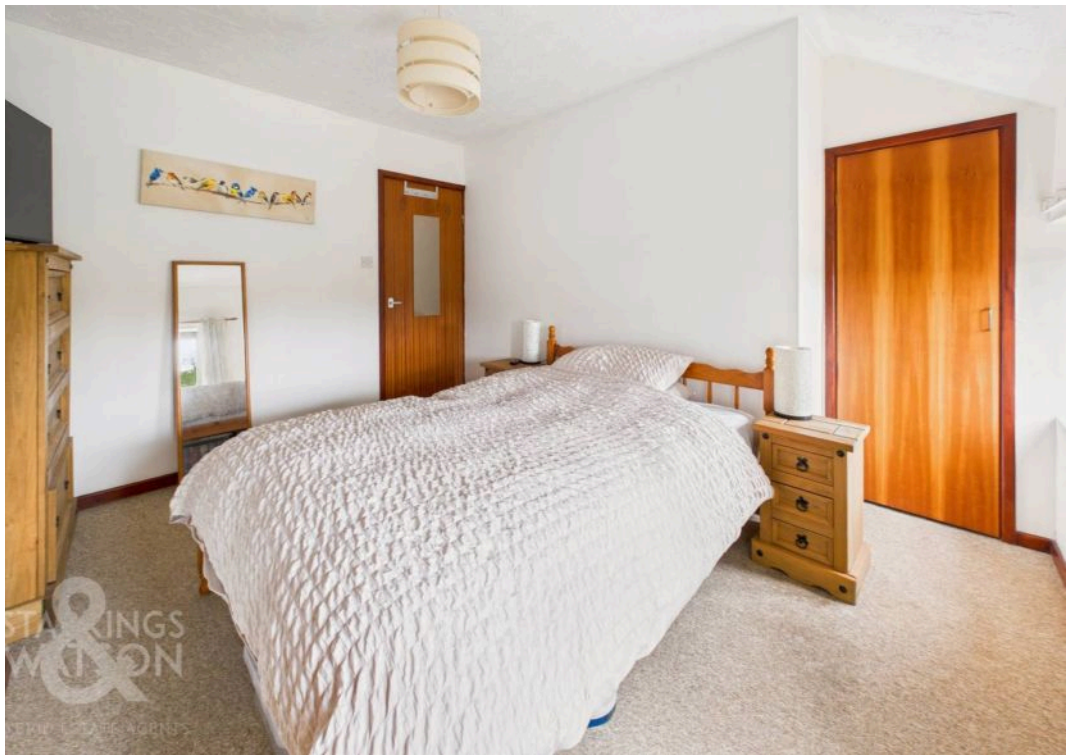
What3Words : ///bandaged.plank.roadways

## VIRTUAL TOUR

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









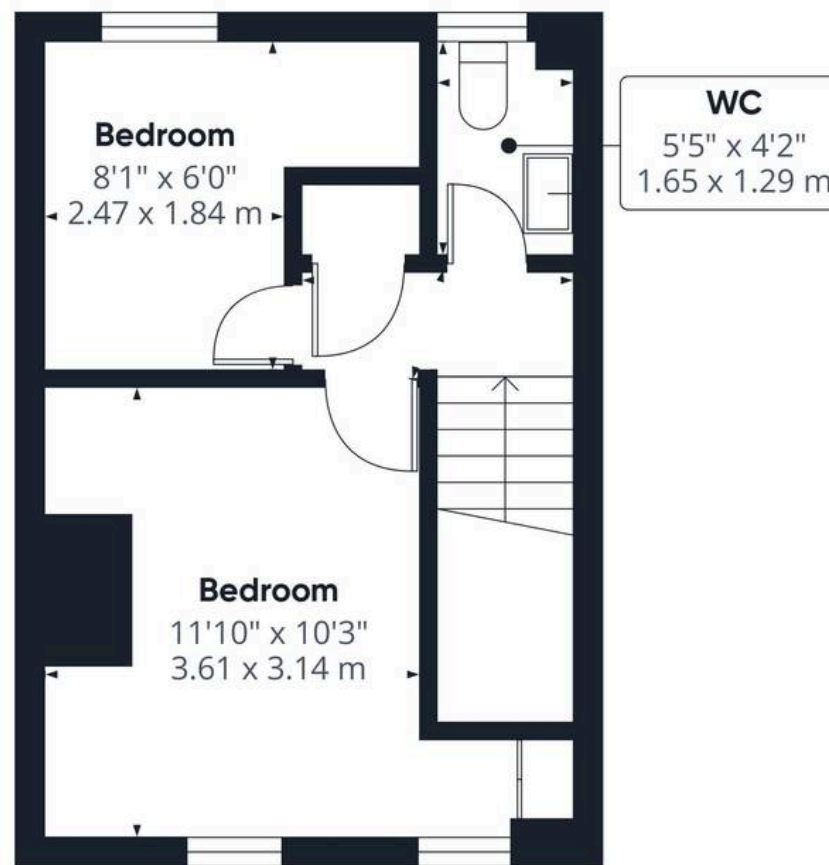


## THE GREAT OUTDOORS

Externally the property offers an attractive yet low maintenance setup where the front courtyard seating area is partnered with a small external courtyard space at the rear also before a communal access alleyway runs behind the row of houses.







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

528 ft<sup>2</sup>

49.2 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

**GIRAFFE360**





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