



Sheppard Drove, Wymondham - NR18 0GT





## Sheppard Drove

Wymondham

Offered for sale on a 45% SHARED OWNERSHIP basis, this MODERN TWO BEDROOM SEMI-DETACHED house presents an excellent opportunity for first time buyers or those seeking a modern, low maintenance home. Situated in a TUCKED AWAY and PRIVATE POSITION, the property benefits from the remainder of the NHBC warranty, offering peace of mind for years to come. The well-proportioned sitting room provides a welcoming space to relax, while the separate KITCHEN/DINER to the rear is ideal for family meals or entertaining guests. Both TWO BEDROOMS are generous doubles, ensuring ample space for furnishings and storage. The ground floor also features a convenient W/C, while the contemporary family bathroom serves the first floor. With its thoughtful layout and neutral finish, this home is ready for immediate occupation. Externally there is a low maintenance rear garden as well as TWO ALLOCATED PARKING SPACES to the front for ease of convenience.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Shared Ownership 45% With Rent On The Remainder
- Two Bedroom Semi-Detached House
- Recently Built With NHBC Remaining
- Tucked Away & Private Position
- Sitting Room & Separate Kitchen/Diner To The Rear
- Two Double Bedrooms
- Ground Floor W/C and Family Bathroom
- Private Rear Garden & Two Allocated Parking Spaces

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

Approached via the small cul-de-sac off Sheppard Drive you will find off road parking to the front of the house for two vehicles allocated. There is a pathway leading to the main entrance door to the front as well as a gated side access to the rear garden. The house benefits from a good degree of privacy being located where it is with no through traffic.

## THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hallway with the stairs ahead and a w/c to the right. The door to the left leads to the main sitting room which is a nice bright room with understairs cupboard and plenty of room for soft furnishings. A door leads to the rear where a kitchen/diner can be found with double doors onto the garden. The modern kitchen provides a range of wall and base level units with a high gloss finish and wood effect worktops. Integrated appliances can be found with a fridge/freezer, electric oven and gas hob and dishwasher as well as the washing machine. Heading up to the first floor landing there is loft access and an airing cupboard as well as access to the family bathroom and two double bedrooms. Both bedrooms are of a generous size with one benefitting from built in storage. The bathroom is nicely finished with a three piece suite including a shower over the bath.

## FIND US

Postcode : NR18 0GT

What3Words : ///pursuit.worksheet.fashion

## VIRTUAL TOUR

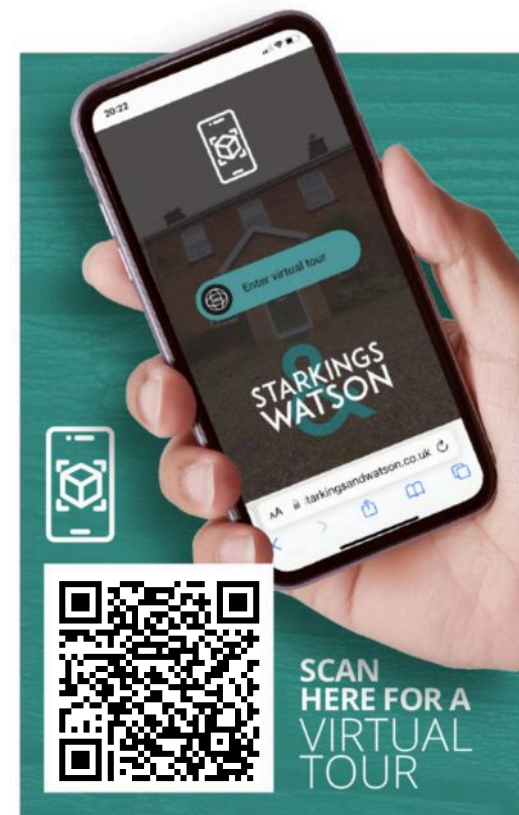
View our virtual tour for a full 360 degree of the interior of the property.

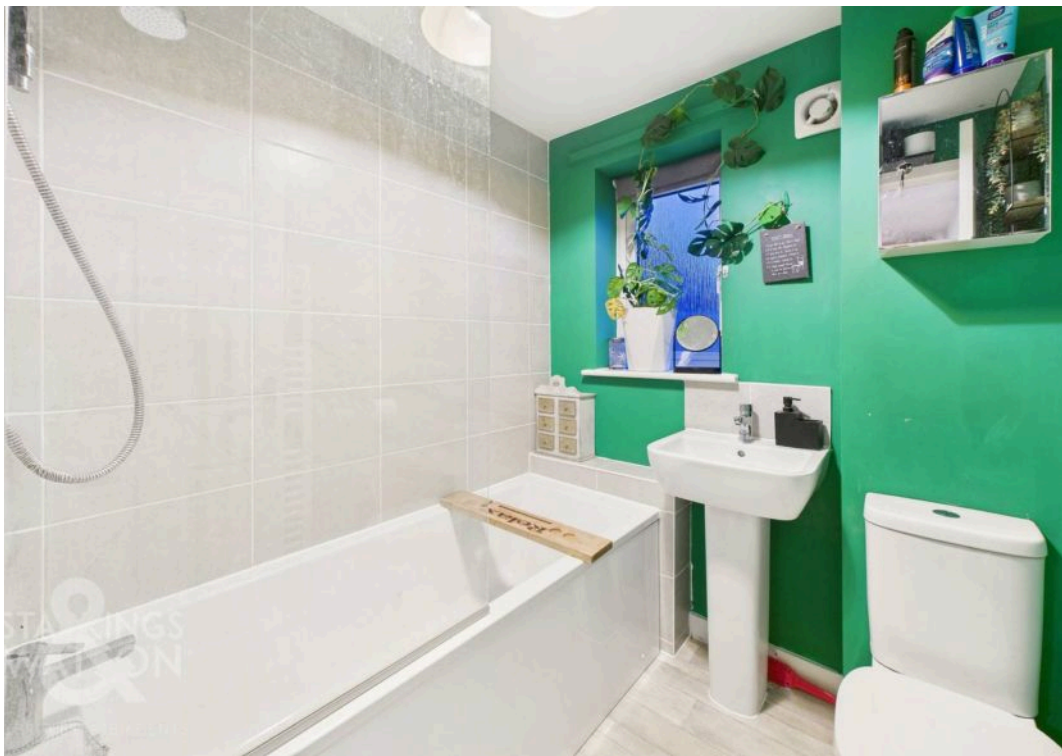
## AGENTS NOTES

The property being 45% shared ownership is sold Leasehold (987 YEARS REMAINING) with the various charges attached;

Rent £353.96pcm / Admin charge £0.59pcm / Buildings insurance £36.68pcm / Gardening £1.31pcm / 3rd Party Management £7.83pcm.

The housing association involved is Flagship and as a shared ownership, buyers must be eligible and meet the qualifying conditions which will likely include affordability checks and residency checks. Interested parties must also register with the housing association directly before offering and complete the relevant forms which will be sent upon confirmed interest. Please contact the agent for further clarification before viewing.









## THE GREAT OUTDOORS

The enclosed rear garden offers a low maintenance space with a paved patio area, shingle and bark. There is a timber built garden shed for storage as well as side access to the frontage. The garden is enclosed with timber fencing.





**Approximate total area<sup>(1)</sup>**  
696 ft<sup>2</sup>  
64.6 m<sup>2</sup>

(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

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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.