



Northfield Gardens, Wymondham - NR18 0DG

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Northfield Gardens

Wymondham

Nestled within a popular RESIDENTIAL LOCATION, this well-presented SEMI-DETACHED HOME offers a wonderful blend of comfort and practicality, making it an ideal choice for families and professionals alike. Upon entering, you are welcomed into a spacious OPEN PLAN SITTING/DINING ROOM measuring an impressive 20', providing ample space for both relaxation and entertaining. The FITTED KITCHEN is complemented by a separate UTILITY ROOM, offering additional convenience for daily living, along with the GROUND FLOOR BATHROOM which includes a SHOWER. Upstairs, there are THREE generously sized BEDROOMS, including a principal bedroom with en suite facilities. The property benefits from a thoughtful layout that maximises natural light and creates a sense of space throughout. Further features include efficient double glazing, gas central heating, and tasteful décor, ensuring this home is ready to move straight into. The OUTSIDE SPACE has been designed for ease of maintenance and enjoyment, making it perfect for those seeking a practical outdoor area without the need for extensive upkeep.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Popular Residential Location
- Semi-Detached Home
- Open Plan 20' Sitting/Dining Room
- Fitted Kitchen & Separate Utility Room
- Three Bedrooms
- En Suite & Ground Floor Bathroom
- Low Maintenance Gardens
- Tandem Driveway

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

Set back from the road and approached via a shingle driveway, off road parking is provided for several vehicles with an adjacent lawned frontage, and hard standing footpath and gate leading to the rear garden.

THE GRAND TOUR

Once inside, a hall entrance offers fitted carpet and stairs to the first floor landing, with a door taking you to the formal sitting/dining room. Fully open plan and with dual aspect views to front and rear, the sitting room enjoys a feature fireplace and exposed brickwork which creates a focal point to the room. A useful built-in cupboard sits under the stairs with sliding patio doors leading out to the rear garden, and a door taking to the adjacent kitchen. Presented in a galley style with tiled splash-backs and matching up stands, the kitchen includes space for a gas cooker along with the wall mounted gas fired central heating boiler. The rear lobby offers space for a fridge freezer, with a door taking you to the family bathroom and utility porch. The utility porch offers a range of storage and work surface space, with room for a washing machine with windows and doors leading up to the rear garden. The ground floor bathroom offers a white three piece suite with a mixer shower tap over the bath with aqua-board splash-backs and tiled splash-backs.

Upstairs the carpeted landing includes a side facing window, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and double glazing.

The front larger bedroom includes a built-in storage cupboard over the stairs, with the extended rear bedroom including a dressing area with a range of built-in bedroom furniture and wardrobes, along with a door to a private ensuite shower room where a three piece suite can be found with a walk-in shower cubicle, tiled splash-backs and tiled effect flooring.

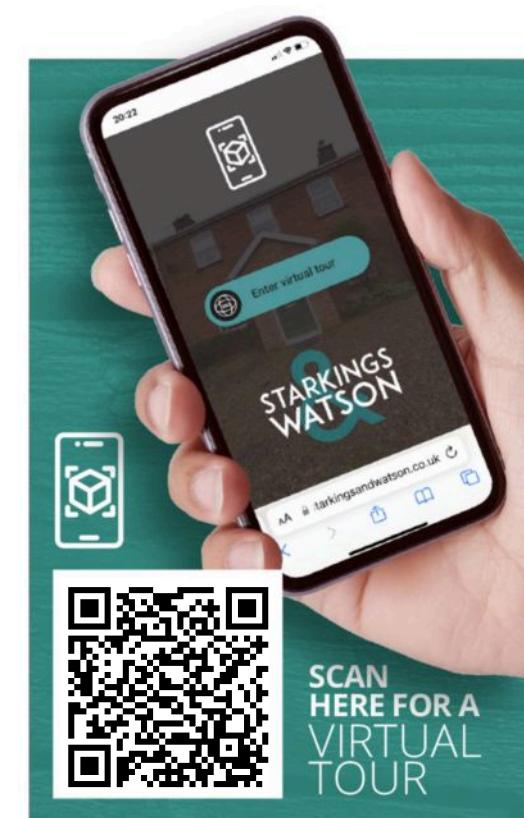
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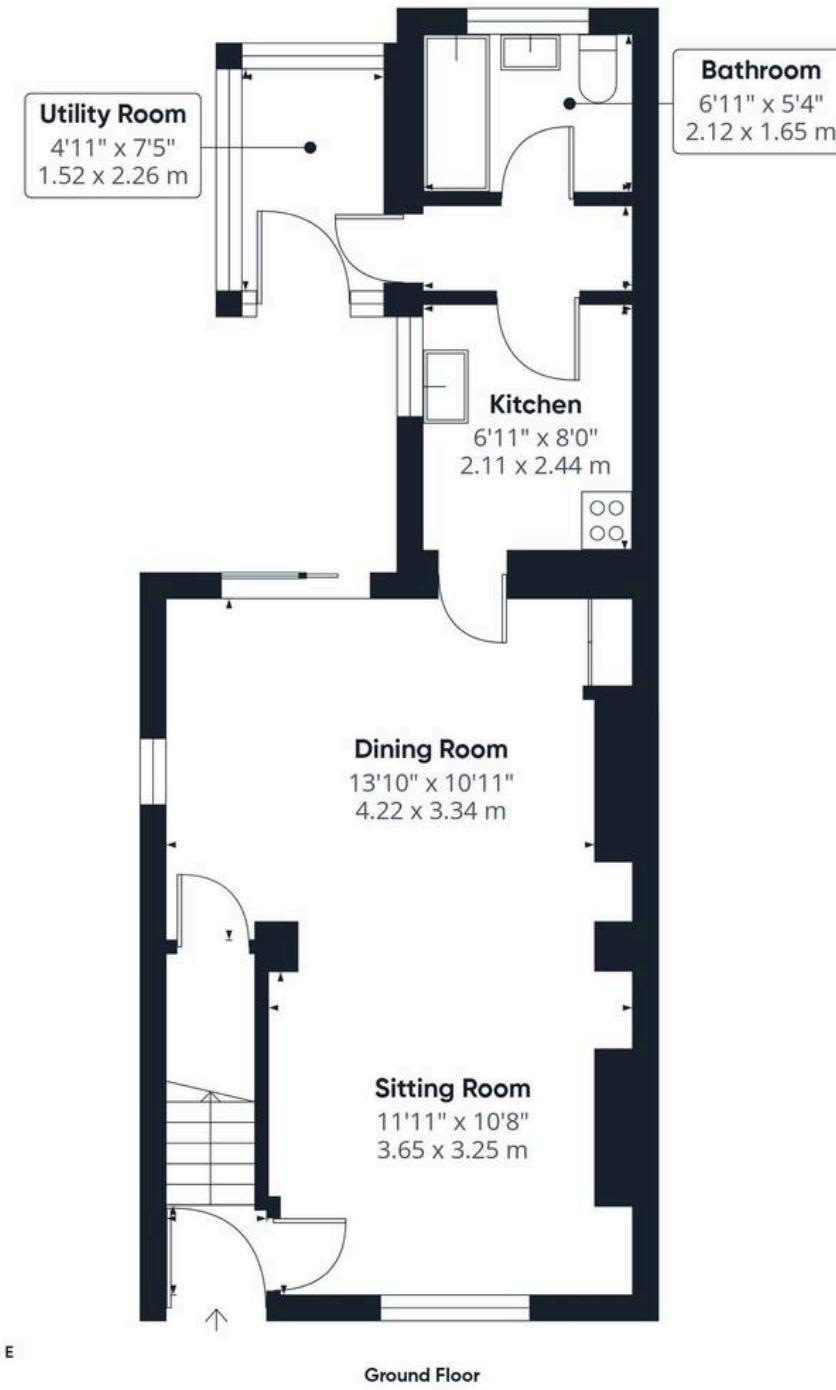




THE GREAT OUTDOORS

The rear garden is fully enclosed within timber panel fencing, whilst being low maintenance with an area of hard standing ideal for patio seating. A storage area is located to the far corner, with gated access to front.





Approximate total area⁽¹⁾

850 ft²

78.9 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.



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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 and 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.