



Avenue Road, Wymondham - NR18 0QF



Avenue Road

Wymondham, Wymondham

Sitting in the heart of the bustling market town of Wymondham, this MID-TERRACE COTTAGE benefits from a FULL REFURBISHMENT which includes a full replastering and paint of all living spaces and upgraded loft insulation. The sitting room features an exposed red brick fireplace housing a WOOD BURNING fire, creating that ideal cosy cottage aesthetic while a MODERN KITCHEN sits just beyond this with INTEGRATED COOKING APPLIANCES. From the first floor landing, TWO BEDROOMS are on offer each having use of the THREE PIECE BATHROOM suite and large storage cupboard. the rear garden is slightly off-set from the rear of the home however is FULLY ENCLOSED with a larger timber shed giving further storage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Mid-Terrace Cottage
- Full Refurbishment With Fresh Re-Plaster & Paint Throughout
- Prime Town Centre Location
- Sitting Room With Exposed Brick Fireplace & Wood Burner
- Modern Kitchen With Integrated Cooking Appliances
- Two Bedrooms
- Modern Bathroom
- Private Rear Garden

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 is set back from the street where the current owner has repointed the brickwork to add to the cottage aesthetic with double closed window and composite door to the very front.

THE GRAND TOUR

Once inside, the sitting room is the first place to greet you where the first off the incredibly well decorated living spaces are on offer with a full replastering and redecoration. The space remains bright and airy with more original features to include exposed wooden beams and a exposed red brick fireplace complete with solid wooden mantel and tiled hearth currently housing a cast iron wood burning fire. To the left hand side of the fire bespoke fitted storage has been added by the current owner with the addition of a handy under the stair storage cupboard and all hard wearing wooden effect flooring. The same flooring continues through to the rear of the home where a modern kitchen has been fitted complete with integrated oven and hob with extraction above and plinth heating. The kitchen features open worktop spaces with further breakfast bar seating on the adjacent wall or tiled splashbacks with space remaining and plumbing for a standalone fridge/freezer and washing machine. To the rear of the property a further storage cupboard is met with a rear porch where the back door takes you towards the rear garden.

The first floor landing splits in each direction to take you into each of the bedrooms as well as the three piece bathroom and handy built in storage cupboard while the owners have again utilized additional space to create shelved storage at the very top of the stairs. Newly laid carpets adorn the floors where the larger of the room sits towards the front of the property, incredibly well lit courtesy of the large uPVC double glazed window and its bright neutral décor where sliding pocket doors give way to built in double wardrobes.

The smaller of the two bedrooms sits towards the rear of the property currently functioning as a home office space however ideal to be used as a single bedroom or nursery if required. The three piece bathroom suite is another space fully modernized by the current owners with mosaic style tiled flooring part vaulted ceiling, predominantly tile surround and a shower head with glass screen mounted over the bath plus tall heated towel rail.

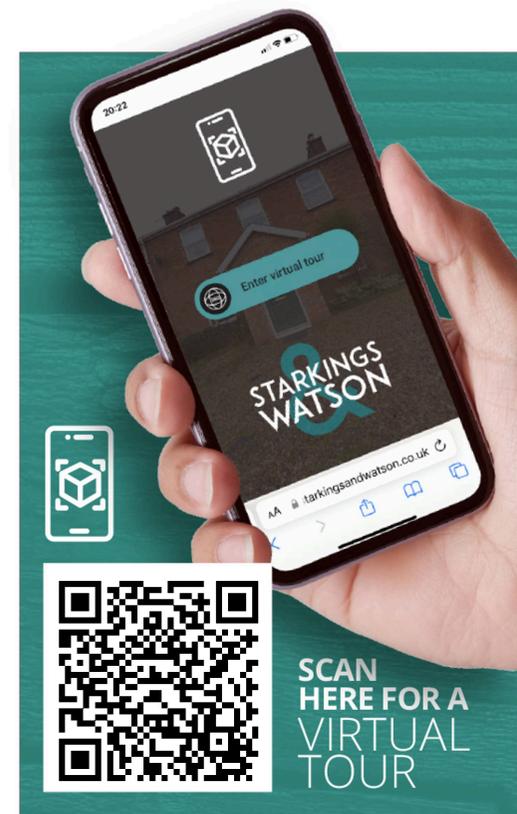
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VIRTUAL TOUR

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



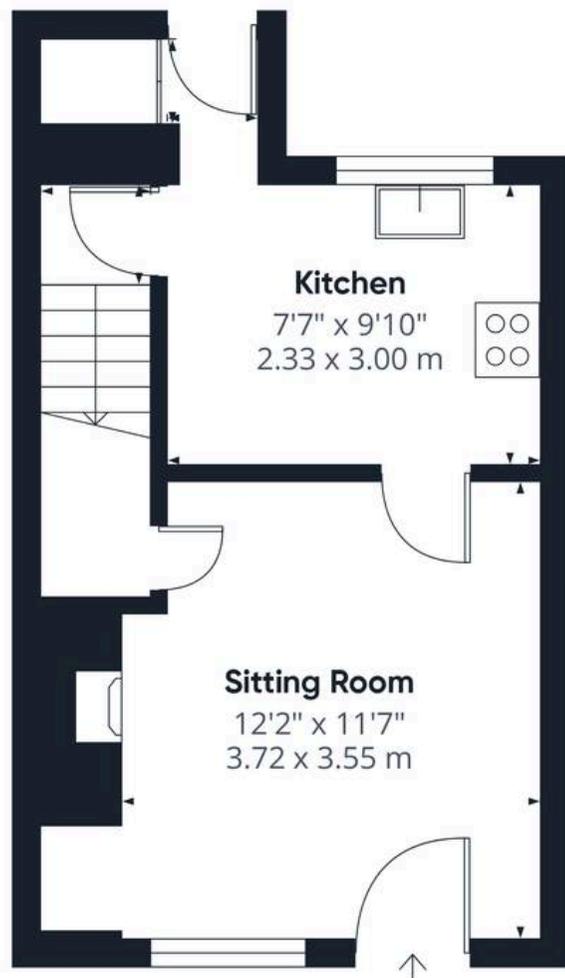




GARDEN

THE GREAT OUTDOORS The rear garden is slightly offset from the rear of the home however is enclosed with low level picket style timber fencing where the rest of the space remains in a low maintenance condition complete with a mixture of flagstone patio and shingle bedding with further storage space behind the timber shed.





Ground Floor

Bedroom
8'3" x 4'7"
2.52 x 1.41 m



Floor 1

Approximate total area⁽¹⁾

500 ft²
46.4 m²

Reduced headroom

6 ft²
0.6 m²

(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.

GIRAFFE 360





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