



6 St Georges
Wicklewood
Wymondham
Norfolk
NR18 9PD

Guide Price: £325,000





Set in about 5 acres within the historic listed St George's development.

Light filled contemporary interiors with sitting room, modern kitchen, upper level dining room/bedroom 4, 3 further bedrooms, 2 bathrooms.

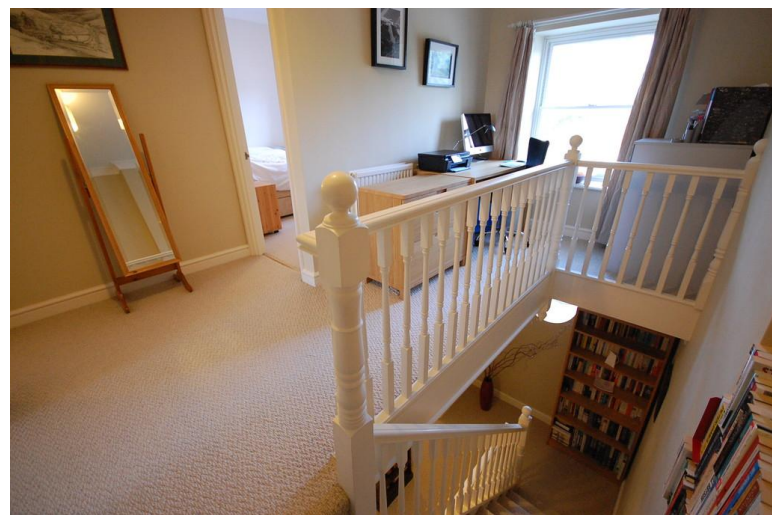
Residents indoor heated swimming pool, tennis court and enjoy fully maintained grounds.

Great for families and the retired looking for a 'lock up and go' home.

Location

Convenient access to the vibrant market town of Wymondham and the city of Norwich. The A11 corridor is less than 10 minutes drive away and is now fully dualled down to the M11 to enable swifter access to such destinations as: Cambridge, Stansted airport and London itself in around 2 hours. Nearby, there is highly regarded schooling at the Wymondham High Academy and Wymondham College; the village primary school recently received an outstanding OFSTED 2015 report. Wymondham is home to a fine range of local shops and retailers, including a Waitrose and Morrisons store, there is a weekly market and monthly farmers market. The local train station lies on the Norwich to Cambridge main line with regular commuter connections on to London Kings Cross. Norwich institutions such as the Norwich and Norfolk Hospital; the UEA; John Innes Centre and Research Park are within easy reach.





The Property

This property offers a fabulous lifestyle for both young and old, in the beautiful south Norfolk countryside. Set in about 5 acres of well maintained grounds, the historic Grade II listed St George's development provides leisure facilities exclusively for the residents, including an indoor heated swimming pool with Jacuzzi and sauna, along with a hard court tennis court.

This property has accommodation over three floors and has been very well maintained. The ground floor has an attractive bespoke kitchen large enough to accommodate a small table and giving lots of cupboard space, ideal for the cook. The sitting room is wonderful and bright with the large windows allowing light to flood in and giving views across the lawns. There is also a cloakroom with wc and basin. On the first floor is the dining room with open balustrade and views down into the sitting room. This room has been an occasional bedroom and similar properties have used the room to create a fourth bedroom. The bathroom has been recently refitted in a contemporary style. The second floor has three bedrooms one of which is en-suite and the landing is large enough to be used as an office/study area. Throughout the property the colour scheme has been carefully chosen to complement the original style.

Outside

A tarmac edged driveway meanders through lawned communal grounds of about 5 acres. The gardens are beautifully maintained containing a wealth of specimen trees, shrubs and spring bulbs along with a tennis court and the indoor swimming pool complex. There is en-bloc garaging on site and convenient parking for cars

immediately outside number 6.

Tenure and Charges

The Leasehold of 999 years was granted in 1991. Each leaseholder owns a share in the freehold company. A Ground Rent of £50 per annum and Maintenance charge of £170 per calendar month is payable by the residents. The maintenance charge covers the communal areas including the grounds, leisure facilities and driveways. Residents are responsible for the maintenance of their own property.

Services

Mains water and electricity. Private drainage system. LPG fired boiler supplying radiator heating system and hot water. Please note that the services; appliances; heating and hot water system; plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

Leave Wymondham on the B1135 direction to Dereham. Immediately after the humpback railway bridge by the allotments, bear sharp left into Wymondham Road. Take the first left into Hospital Road and St Georges is on your left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold and Leasehold

Ref: I6447

Important Notice

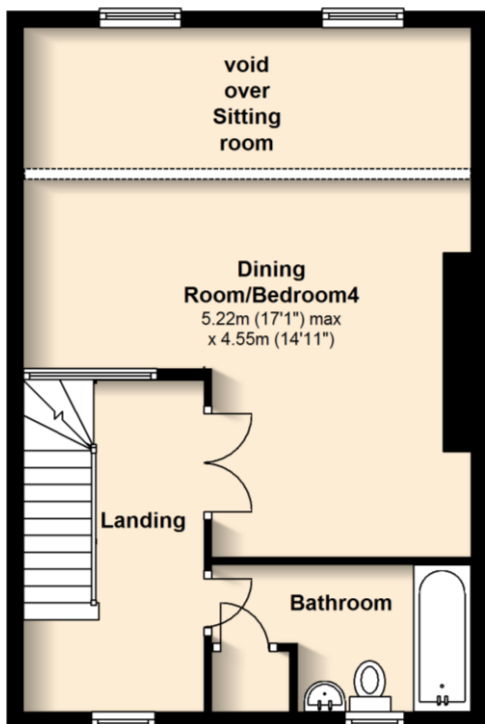
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

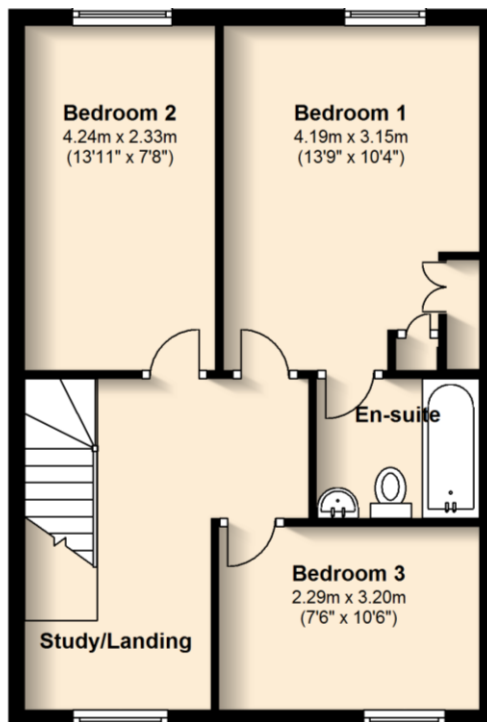
First Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



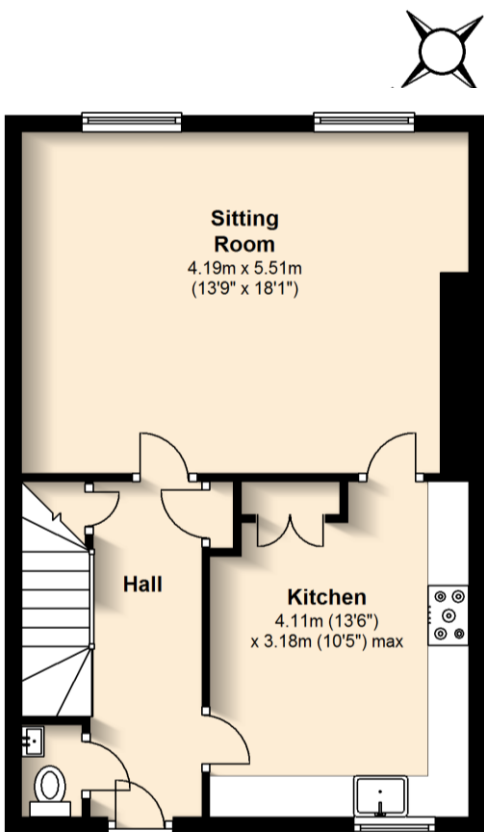
Second Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 149.3 sq. metres (1606.8 sq. feet)



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