



Bartram Close, Wymondham

Guide Price £210,000 Freehold

Energy Efficiency Rating : 82

- ✓ Tucked Away Setting
- ✓ End-Terrace Home
- ✓ Upgraded Specification
- ✓ Remaining NHBC Warranty
- ✓ Allocated Parking for Two Vehicles
- ✓ Open Plan Kitchen/Dining Room
- ✓ Two Double Bedroom
- ✓ Landscaped & Well Stocked Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Built in 2017, this MODERN end-terrace home offers a REMAINING NHBC WARRANTY, whilst boasting an IMMACULATE INTERIOR, landscaped gardens and OFF ROAD PARKING for TWO VEHICLES. Offering an UPGRADED SPECIFICATION, the property is finished with uPVC DOUBLE GLAZING and gas fired central heating, along with a MODERN DÉCOR and AMTICO WOOD EFFECT FLOORING to the ground floor. Once inside, this WARM and INVITING HOME offers an attractive entrance, with doors to the cloakroom, SITTING ROOM with under stairs STORAGE CUPBOARD, and OPEN PLAN KITCHEN/dining room with INTEGRATED APPLIANCES, space for a dining table, and FRENCH DOORS to the rear garden. The first floor offers TWO DOUBLE BEDROOMS, one of which offers a built-in storage cupboard, along with the FAMILY BATHROOM with a SHOWER over the bath. The rear GARDEN offers MATURE PLANTING, along with a FUNCTIONAL but NATURAL FINISH – allowing for OUTSIDE ENTERTAINING in the summer months.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR18 0FU), but to help you...From the Waitrose roundabout, turn right towards Hethersett along Norwich Common. Turn left into Albini Way, and right into Reeve Way. Follow the road onto Dove Avenue, turning left onto Bartram Close, where the property can be found on the right hand side, indicated by our For Sale board.

The property is set back from the road with a low maintenance front garden with off road parking for two vehicles provided. A rear access gate leads to the garden whilst a footpath leads to the main entrance door.

Obscure double glazed entrance door to:

ENTRANCE HALL

Amtico wood effect flooring, radiator, electric fuse box, stairs to first floor landing, thermostat heating control, smooth ceiling, doors to:

CLOAKROOM

Modern white two piece suite comprising low level W.C, pedestal hand wash basin tiled splash backs, continued Amtico wood effect flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

SITTING ROOM

15' 1" x 9' 4" Max. (4.6m x 2.84m) Amtico wood effect flooring, radiator, television and telephone points, uPVC double glazed window to front, built-in under stairs storage cupboard, smooth ceiling, door to:

KITCHEN/DINING ROOM

12' 9" x 8' 2" (3.89m x 2.49m) Offering a contemporary upgraded fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built-in electric oven with glass splash back and extractor fan, integrated fridge freezer, dishwasher and washing machine, Amtico wood effect flooring, radiator, space for dining table, cupboard housing wall mounted gas fired central heating boiler, uPVC double glazed window and French doors to rear garden, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 9" x 8' 6" Max. (3.89m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, thermostat heating control, smooth ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, Amtico wood effect flooring radiator, uPVC obscure double glazed window to side, extractor fan, shaver point, smooth ceiling.

DOUBLE BEDROOM

12' 9" x 8' 1" (3.89m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

OUTSIDE REAR

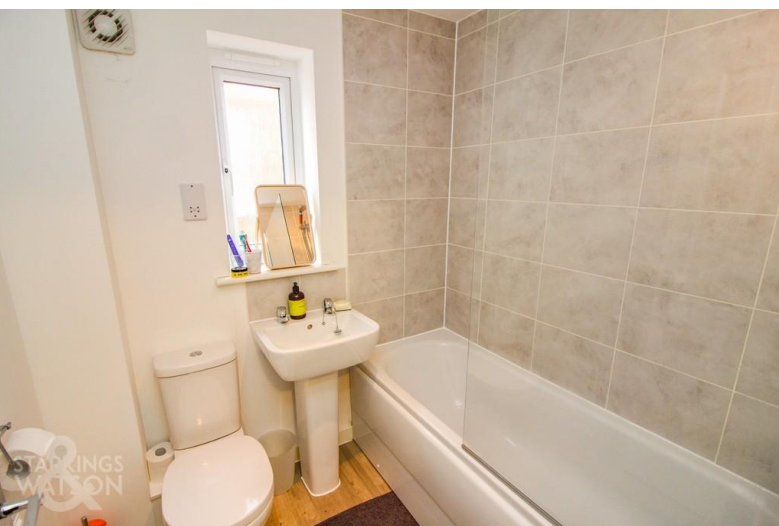
Leaving the property via the kitchen French doors, a patio area extends to a further shingled seating area with the main garden being laid to bark chippings. The garden is fully enclosed via timber panelled fencing with a side access gate, whilst offering a range of mature planting including trees and hedging.

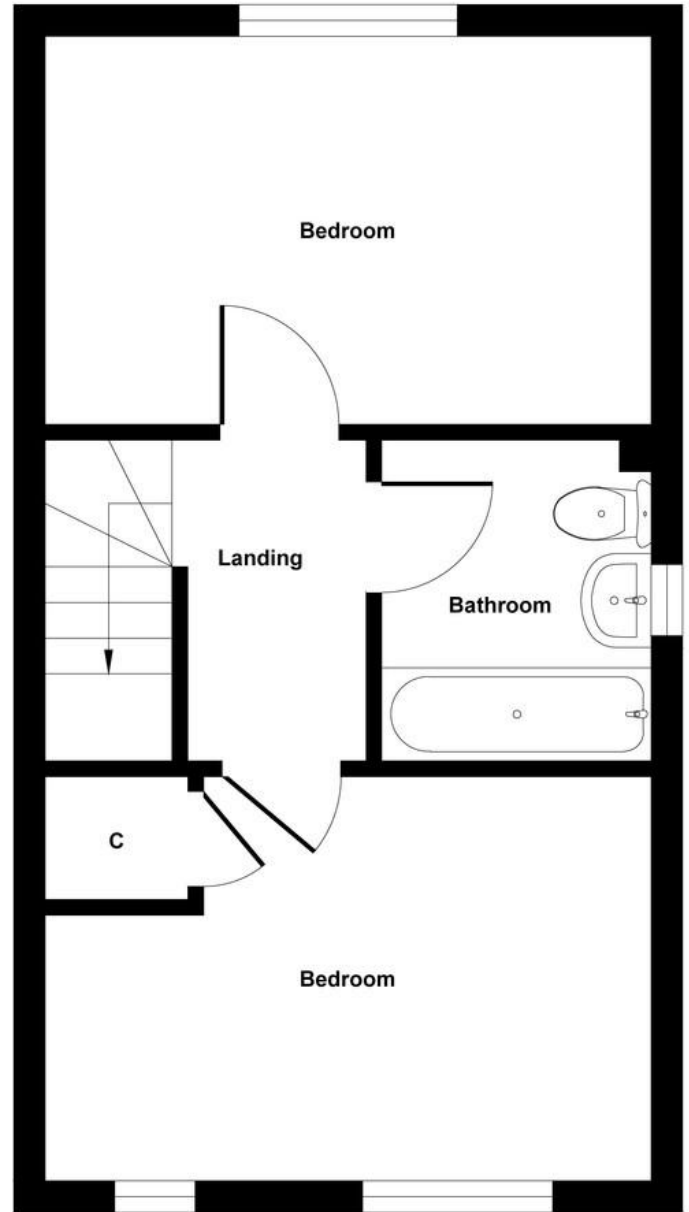
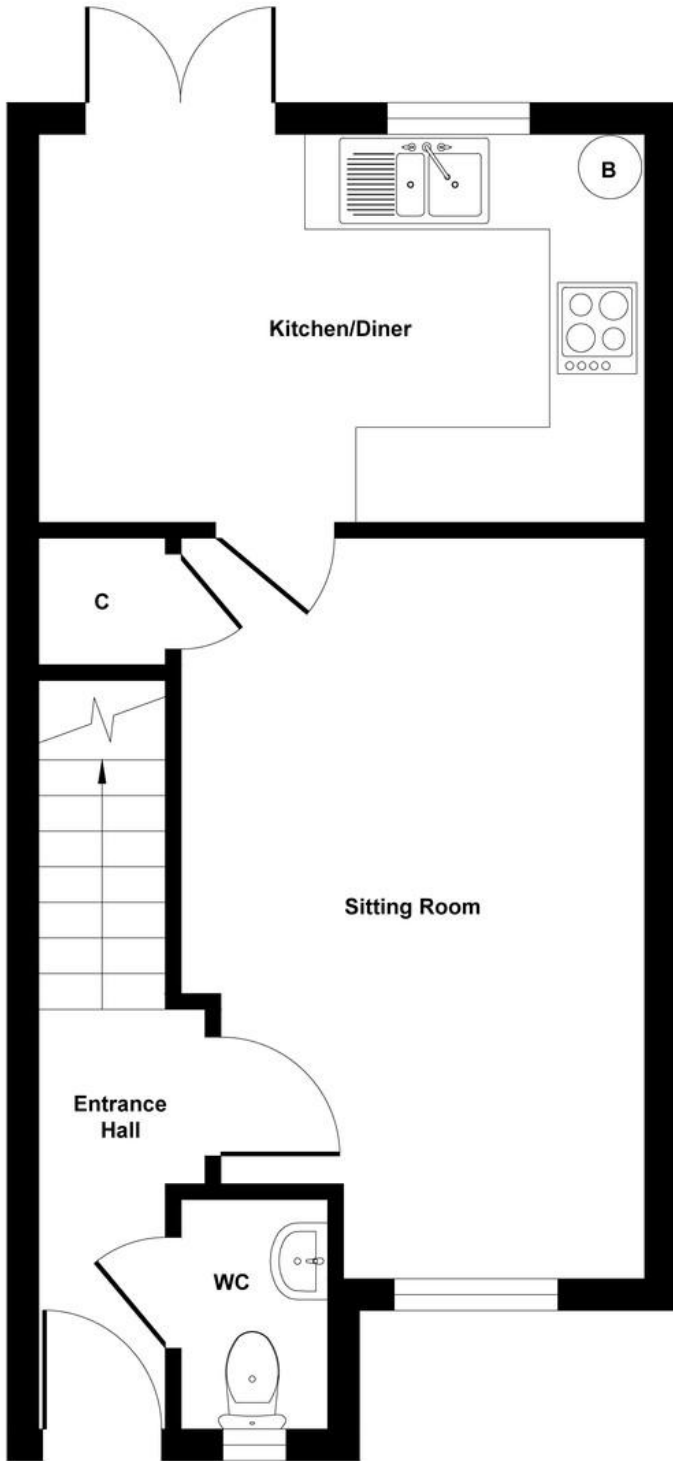
ALLOCATED PARKING

Parking is provided for two vehicles to the front of the property.

AGENTS NOTE

An annual service charge is due for the upkeep of the communal green space within the development, and is charged in the region of £167 PA.





Ground Floor
 Approximate Floor Area
 326 sq. ft
 (30.28 sq. m)

First Floor
 Approximate Floor Area
 307 sq. ft
 (28.52 sq. m)

Approx. Gross Internal Floor Area 633 sq. ft / 58.80 sq. m

Agents Note: 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