



1 Robert Close
Wymondham
NR18 0TF

Price: £325,000





- No onward chain!
- Recently renovated with refurbished kitchen and bathroom
- Conveniently located for the town and amenities
- Garage and driveway parking
- Generous sized corner plot with a walled garden approx. 48'
- Freshly decorated and new carpets
- Separate utility area
- Double glazing

Location

Robert Close is located close to local amenities and on a good bus route. Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets including Waitrose and numerous small businesses in the town. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





The Property

The Bungalow is set on a generous corner plot with a walled garden. It has recently been refurbished boasting a light and airy feel throughout. The Kitchen has been reconfigured and fitted making room for a utility area and separate w.c. There is a modern luxury bathroom with separate double shower cubicle. The bungalow has been freshly decorated and had new carpets fitted. The bungalow is principally detached with only the utility and cloakroom wall linking it to the neighbouring house.

Outside

The forecourt has been laid with shingle to provide further off-road parking directly in front of the property, Within a short walk there is a single garage, which has an up and over door and pitched roof allowing for additional storage space. Parking is available in front of the garage. The rear garden has been landscaped, with a shingled patio area and raised lawn bordered by shrubs and flowers.

Services

Mains electricity, gas, water and drainage are connected to the property. A gas central heating boiler provides the domestic hot water and heating.

How to get there – What3words:

///throwaway.potions.angry

Viewing

Strictly by appointment with TW Gaze.

Tenure:

Freehold

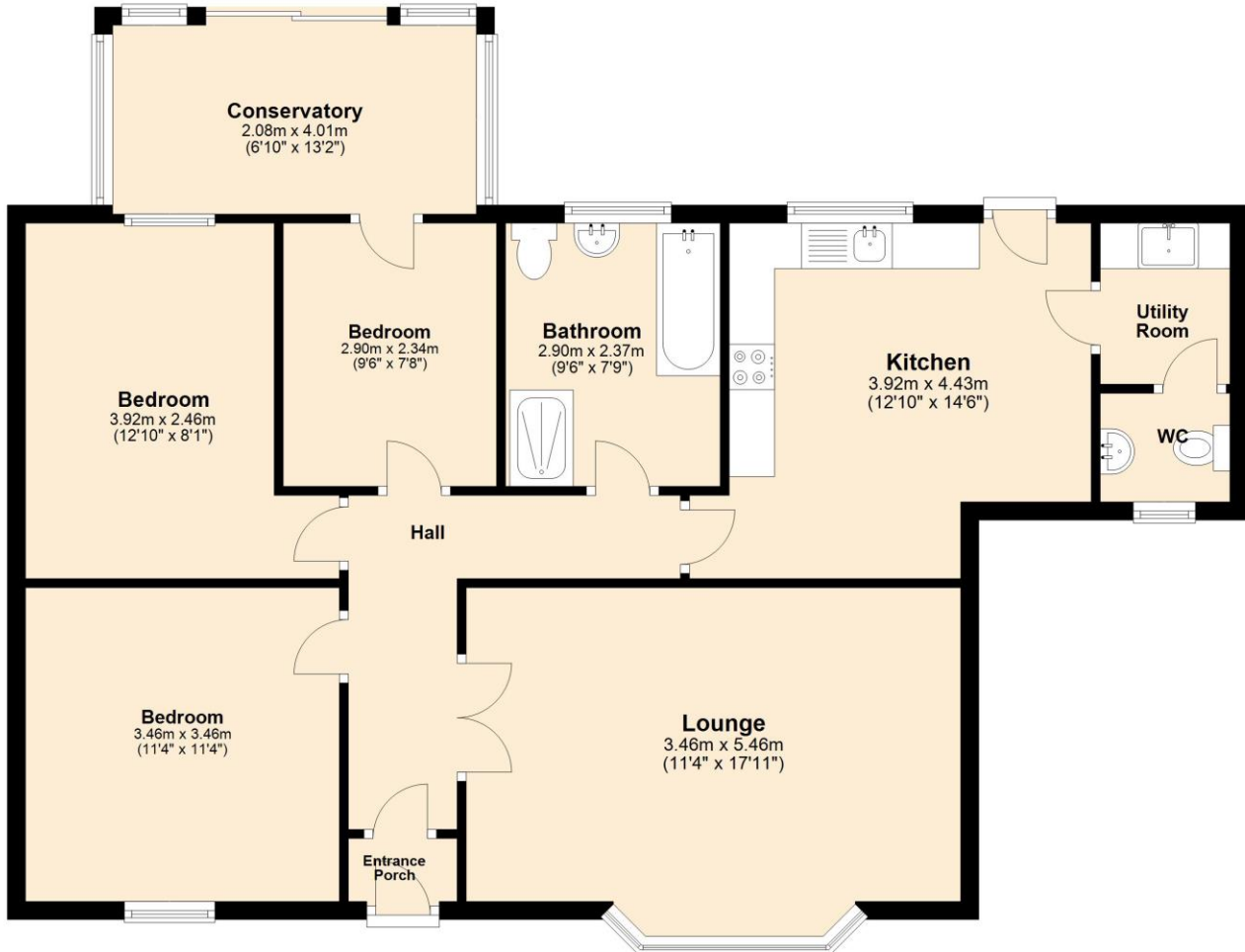
Council Tax Band: C

Ref: 2/19519/LK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 92.3 sq. metres (993.2 sq. feet)



Total area: approx. 92.3 sq. metres (993.2 sq. feet)

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