



29 Evora Road
Wymondham
NR18 9NE

Price: £400,000



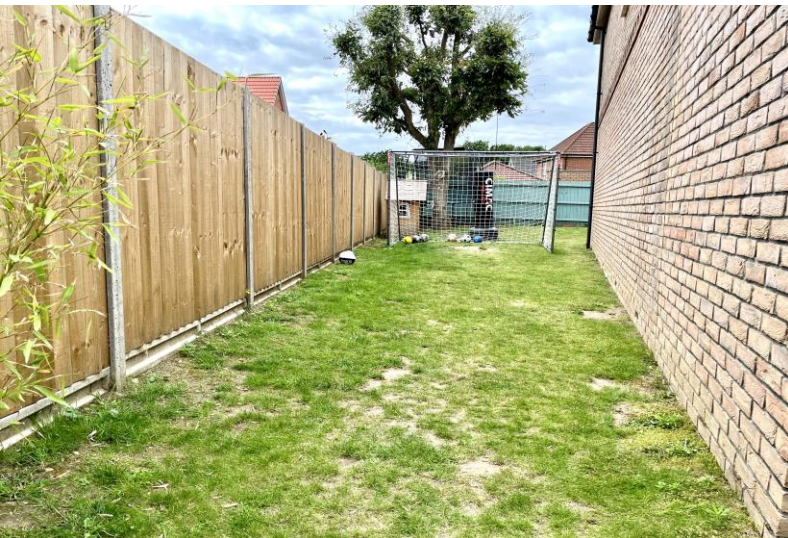


- Vendor has found
- Detached family home
- Generous sized corner plot with front, side and rear garden
- Lounge with bi fold doors to garden
- Kitchen and separate utility room
- Double glazing and gas central heating
- Driveway for 2/3 vehicles
- Garage

Location

Evora Close can be found within an easy walk to the train station 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

This four-bedroom detached family home has been lovingly maintained by the current owners and is presented in 'move-in' condition. The property is situated in a quiet cul-de-sac. The stylish accommodation is well laid out and includes an entrance hall, a kitchen/diner with a door leading to the utility room, a cloakroom, and a fabulous lounge with bi-fold doors giving access to the rear garden that wraps round the whole of the property providing larger than average plot. Upstairs, there are four bedrooms, including a master bedroom with an en-suite shower room and a family bathroom..

Outside

Situated on a larger-than-average plot, this four-bedroom detached family home boasts a fully enclosed wrap-around garden. The front and side gardens are mainly laid to lawn. The rear garden, accessible from the bi-fold doors, features a patio area, a lawned garden, and privacy provided by mature trees. Additional features include off-road parking for several cars and a brick-built garage.

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:

///happy.curve.unleashed

Viewing


Strictly by appointment with TW Gaze.

Tenure:

Freehold

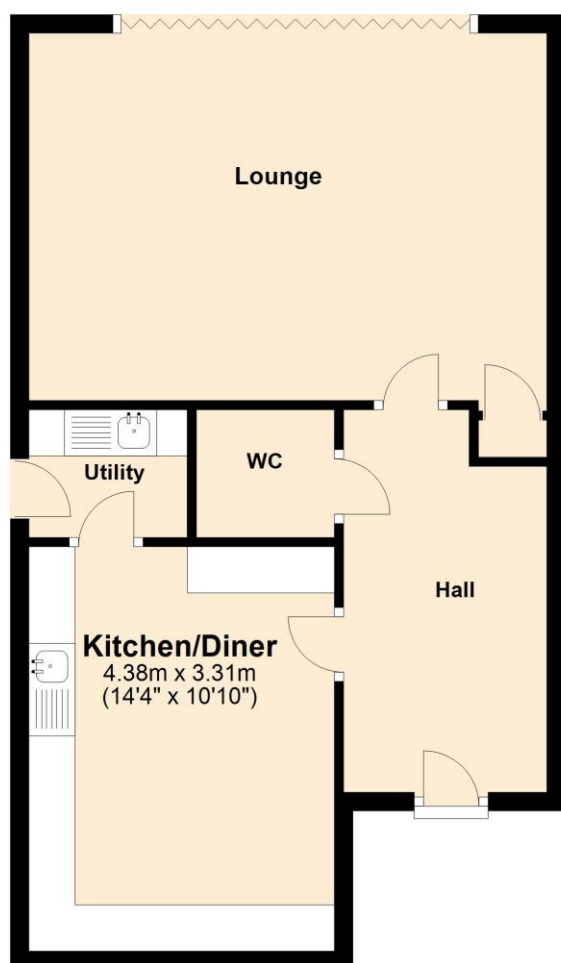
Council Tax Band: D

Ref: 2/19623

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

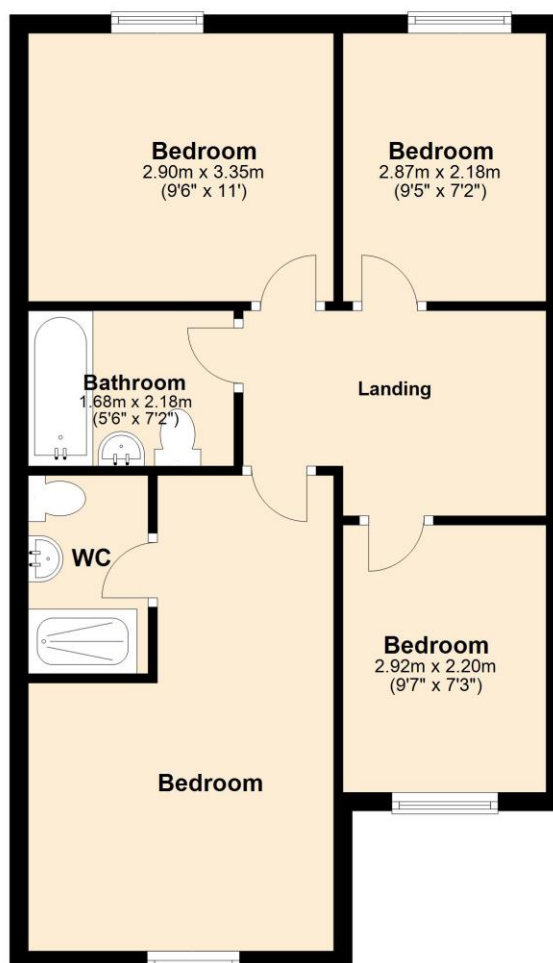
Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 104.3 sq. metres (1122.6 sq. feet)

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