



3 Simpson Way  
Wymondham  
Norfolk  
NR18 0XE

Offers over: £300,000







- Well presented, modern family home
- 3 good size bedrooms
- Bright, spacious lounge
- 15' kitchen/diner
- Single garage (en-bloc) with further driveway
- Solar panels helping towards hot water
- Seller has found!

### Location

The property is found on the popular 'Becketts Grove' development, just off Norwich Road within the South Norfolk Market town of Wymondham and only 10 miles from Norwich. 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 selection of supermarkets including Waitrose, Morrisons, Co-op and Lidl, along with numerous small businesses in the town. Various buses links from the town service the surrounding villages, as well as direct bus to Norwich and Watton. There is also a railway station with direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.







## Property

The house is neatly presented, with the use of neutral and soft colours which make up the decor within this spacious Charles Church built home. The property has good proportions throughout, as demonstrated by the size of the bedrooms - bedroom one has fitted wardrobes and has an en-suite shower room, with a family bathroom supporting the other two bedrooms. Other saleable features include the bright lounge with its patio doors opening onto the sunny rear garden, 15' fitted kitchen/diner and good floor cloakroom off the hallway.

## Outside

Enclosed rear garden which has a section of paved patio (a lovely sunny place to relax outside) and low maintenance area of artificial grass. A secure gate provides access to the shared driveway at the side. There is a single garage en-bloc, with useful pitched roof and a driveway which allows parking for two further vehicles.

## Services

Mains electricity, water and drainage. Gas central heating system. A solar panel provides energy which helps towards running costs for hot water.

**Agents note:** There is an annual development service charge which for 2024 was £177.00 pa.

## How to get there:

What3words: ///fuel.amicably.enacted

## Viewing

By appointment with TW Gaze

**Tenure: Freehold**


**Ref: 2/19631/LK**

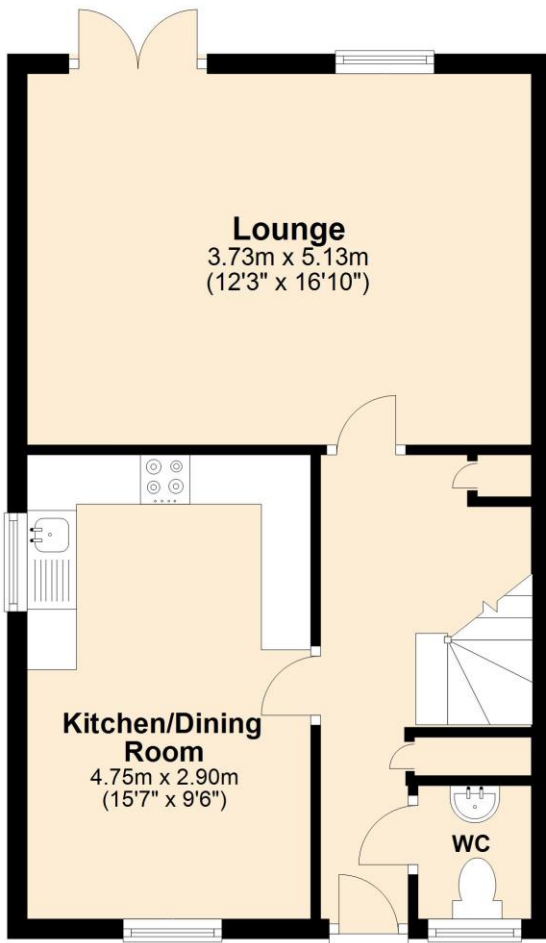
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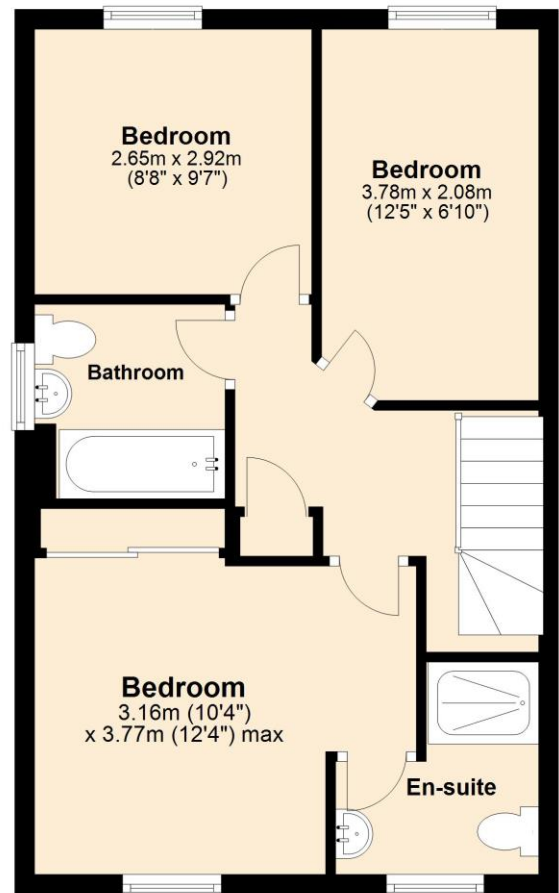
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient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



**Ground Floor**

Approx. 43.8 sq. metres (471.6 sq. feet)



**First Floor**

Approx. 40.5 sq. metres (435.9 sq. feet)

**Total area: approx. 84.3 sq. metres (907.5 sq. feet)**

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