



32 Pelargonium Drive  
Wymondham  
NR18 0FQ

Guide price: £325,000 - £335,000





- Linked detached house
- Four bedrooms
- Lounge and separate dining room
- Main bedroom with en suite shower room
- Family bathroom
- Private enclosed garden
- Garage
- Carport and driveway providing off road parking
- Double glazing and central heating

### Location

Wymondham itself is a historic market town just 10 miles south of Norwich city centre. The town benefits from a variety of schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are variety of 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 charming four-bedroom link-detached family home, situated in the highly desirable Whispering Oaks development, offers a blend of modern comfort and practicality. Upon entering, you are greeted by a spacious entrance hall leading to a ground floor W.C., a well-equipped kitchen, and a separate dining room—ideal for hosting gatherings. The inviting lounge features sliding doors that connect you to a private garden, perfect for outdoor relaxation. The first floor boasts a generous main bedroom with built-in wardrobes and an en suite shower room, alongside three additional bedrooms and a family bathroom. Enhanced by double glazing and gas central heating, this property is well-presented and in good decorative order. With its excellent condition and desirable location, this home is an excellent choice for families seeking a move-in-ready residence.

### Outside

This well-presented property boasts an extended driveway and carport, leading to a brick-built garage complete with power and lighting. At the rear, the enclosed garden features a beautifully maintained garden with lawn and a patio area, offering a perfect space for outdoor dining and relaxation.

### Service

Central heating and mains drainage.

### How to get there – What3words:

Waxer.apprehend.adopting

### Viewing

Strictly by appointment with TW Gaze.

### Tenure: Freehold

### Council Tax Band: C

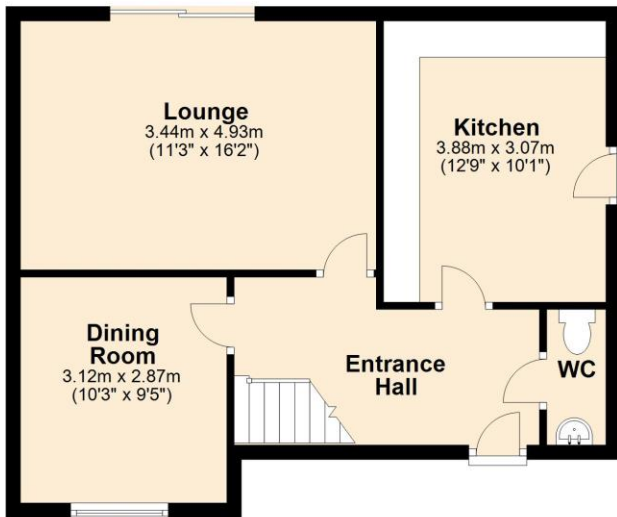
### Ref: 2/19662/LK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(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	



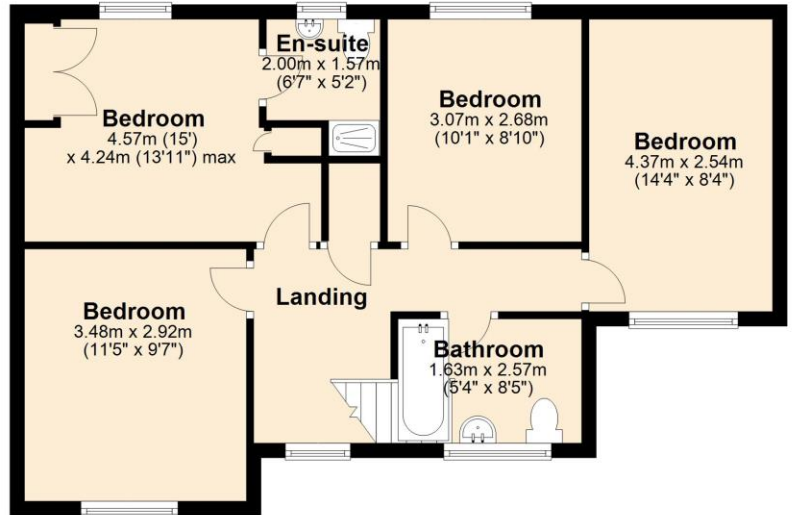
### Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



### First Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

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