



Goshawk Rise | Wymondham | NR18 9FG

£295,000

twgaze

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A well presented, modern 3 bedroom semi-detached house set within the popular market town of Wymondham. Generous garden to rear. Single garage and driveway space for two small vehicles. LVT flooring. Overlooking development green space to front. Viewing highly recommended!

- Semi-detached house
- 3 bedrooms
- En-suite off main bedroom
- Generous garden to rear
- Overlooking development green • LVT flooring on ground floor space
- Ground floor WC.

Location

The house is found overlooking development green space and is roughly a 15 minutes walk from the town centre. 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.





Property

The house is neatly presented, with neutral decor throughout. The ground floor presents a hallway and WC, with opening to spacious living/dining room with both having LVT hard flooring. A fitted kitchen has space for dishwasher and washing machine and hosts a range of fitted cupboards.

The first floor landing has stairs to all three bedrooms and bathroom. The main bedroom overlooks the front and has an en-suite shower room, with the third bedroom currently used as an office/study.

Outside

Driveway to the side allows off road parking for two smaller vehicles. The single garage has a personal side door opening to the large, enclosed rear garden. The garden is laid to lawn with several trees to borders, as well as a patio area located closer to the house.

Services

Mains electricity, water and drainage. Gas central heating.

How to get there

What3words: Valley.custodian.pace

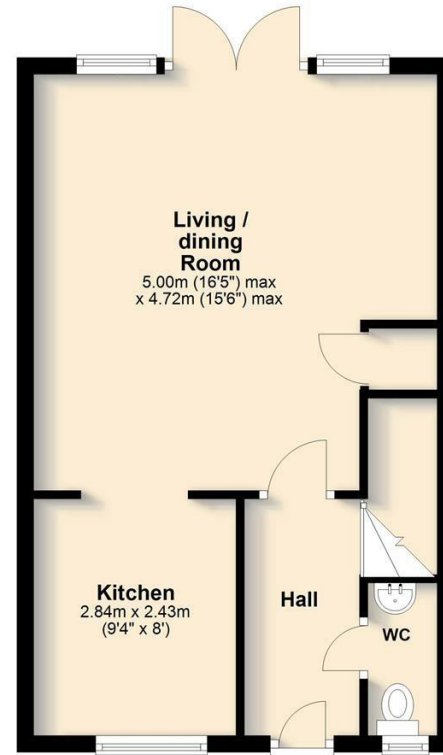
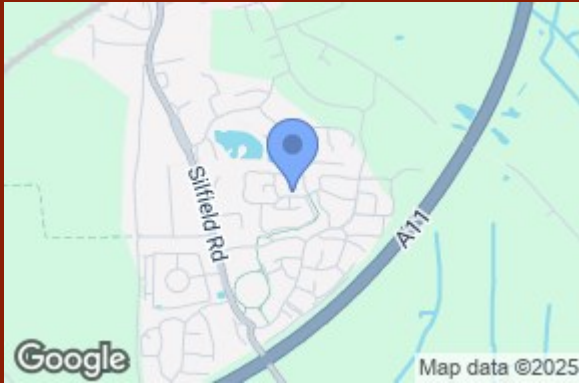
Viewings

By appointment with TW Gaze

Tenure: Freehold

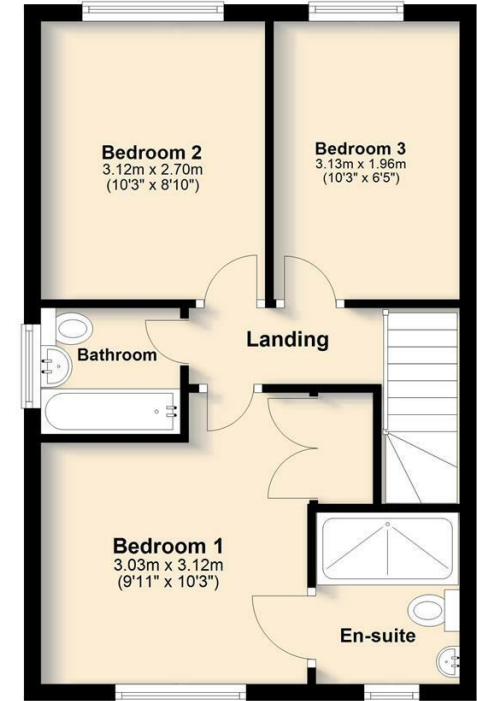
Council Tax band: C

Ref: 2/19848/LK



Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)

Total area: approx. 77.1 sq. metres (829.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk