



Mallow Way | Wymondham | NR18 0XF
Guide Price £300,000

twgaze

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Offers in the region of £300,000 - £320,000. Nestled in a sought-after residential area, this well-presented three-bedroom detached home offers an ideal setting for family living with private garden, garage and off road parking.

- Guide Price £300,000 - £320,000
- Three bedroom
- Conservatory
- Kitchen
- Garage and Off road parking
- Offered with no chain
- Detached family Home
- Lounge
- Ground floor w.c and first floor bathroom
- Private rear garden

The Location

Wymondham itself is an 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 well-presented three-bedroom detached family home offers spacious and versatile living accommodation throughout. The ground floor comprises an entrance hall, a comfortable lounge, a separate dining room, a modern fitted kitchen, a ground floor W.C., and a bright and airy conservatory providing additional living space and views over the garden. To the first floor, there are three generously sized bedrooms and a well-appointed family bathroom. Ideal for growing families, this property combines comfort, functionality, and a desirable layout. Early viewing is highly recommended.

The Outside

To the front of the property, a driveway offers convenient off-road parking and access to the garage. To the rear, the property boasts a private and well-established garden, complete with mature trees, a variety of shrubs, and a generous lawned area – ideal for outdoor relaxation or entertaining.

Freehold

Services

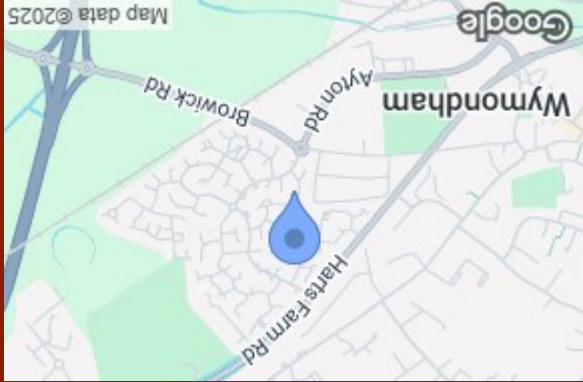
Mains electric, mains gas, mains water and mains sewers

what3words

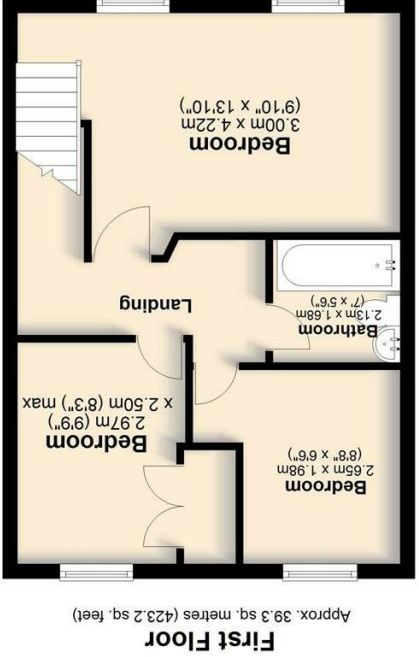
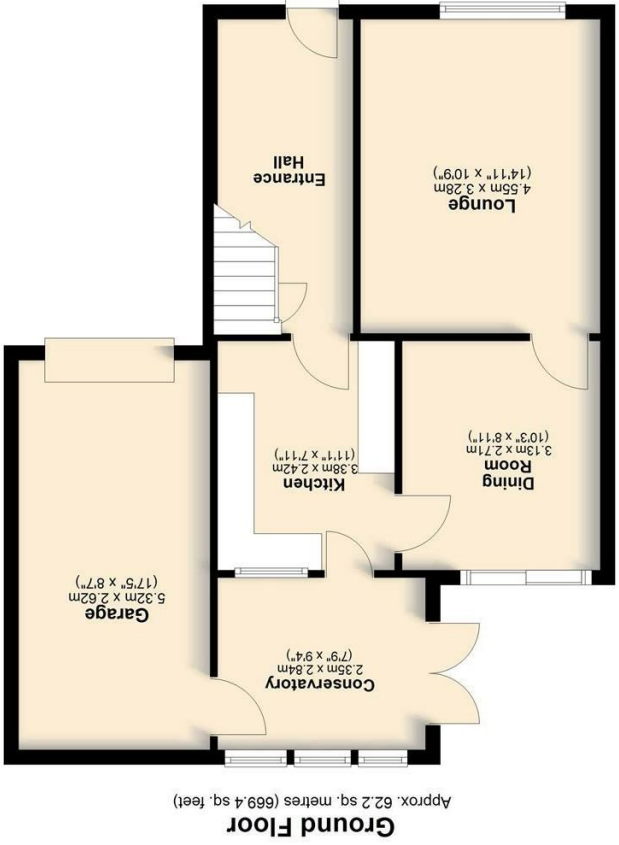
necklaces.mice.stared

Viewing strictly by appointment

Ref2/19949 LK



Energy Efficiency Rating	
Current	Potential
87	88
Very energy efficient - lower running costs	
A (91-93)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Total area: approx. 101.5 sq. metres (1092.6 sq. feet)

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