



Guide Price £270,000

2 Bedroom Semi-Detached House for sale
4 The Lizard, Wymondham



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SALES AND LETTINGS



Overview

Seeking the perfect balance between peaceful living and daily amenities within walking distance may not be as hard as you imagine. Scroll no further and click to learn more about this delightful 2-bedroom home.



Key Features

- Guide Price: £270,000 - £280,000
- No Onward Chain
- 1900's 2-Bedroom Semi-Detached House
- Bathroom on Both Floors
- Well-Presented Turnkey Home
- South-Facing Secluded Garden
- Gas Central Heating and Double Glazing Throughout
- Local Conservation Area with Approx. 45 Acres of Green Space
- Walking Distance to Town Centre, Local Amenities and Train Station



Welcome to The Lizard, Wymondham. Set within an esteemed conservation area spanning approximately 45 acres, this is a rare opportunity not to be missed. If you value the outdoors yet wish to sustain easy access to transport links and local amenities, this is for you!

Contrary to the average 2-bedroom house from the early 1900's, this home offers a range of modern conveniences including a bathroom on both floors, a separate utility space and a kitchen-diner with ample worktop and storage. The main bedroom comfortably fits a Super King-sized bed and offers an ample built-in wardrobe and feature fireplace. Bedroom two is a double bedroom boasting beautiful views of the secluded garden to enhance your working-from-home and hobby experience.

The back garden is an enclosed tiered space with a well-placed patio for alfresco meals and beverages close to the house, while the depth and gradient of this garden raise you above the rooftops for a wonderful sense of solitude. The garden facing south is a desirable cherry on top.

From the doorstep, you are a 10-minute stroll from Wymondham town centre benefiting from weekly markets, local coffee shops and eateries as well as other daily essentials. If commuting to Norwich, Cambridge or London takes priority, the reliable links from Wymondham Train Station are only a 3-minute walk. A local gym, Co-Op and pharmacy are huddled together only a 6-minute walk.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///copycat.fingertip.garlic



Kitchen-Diner

13' 11" x 11' 9" (4.25m x 3.60m)

Vinyl flooring, internal window into sun/utility room, fitted base and wall-mounted units, tiled splashback, integrated gas hob, electric oven and extractor hood, houses the gas boiler, built-in pantry-style cupboard under stairs, radiator, multiple sockets and hardwired ceiling light.

Lounge

11' 1" x 10' 11" (3.40m x 3.35m)

Fitted carpet, double-glazed sash window, hardwired ceiling and wall-mounted lights, multiple sockets, TV aerial and radiator.

Sun/Utility Room

10' 4" x 7' 2" (3.15m x 2.20m)

Tiled flooring, double-glazed windows, polycarbonate roof, multiple sockets and hardwired wall-mounted light.

Shower Room

7' 2" x 4' 9" (2.20m x 1.45m)

Tiled flooring, double-glazed obscured window, ceiling light, wash hand basin, toilet, corner shower tray with glass doors and heated towel rail.

Bedroom One

11' 1" x 10' 11" (3.40m x 3.35m)

Fitted carpet, double-glazed sash window, feature fireplace with mantle, built-in wardrobe, multiple sockets, radiator and ceiling light.

Bedroom Two

10' 11" x 8' 0" (3.35m x 2.45m)

Fitted carpet, double-glazed sash window, multiple sockets, radiator and ceiling light.

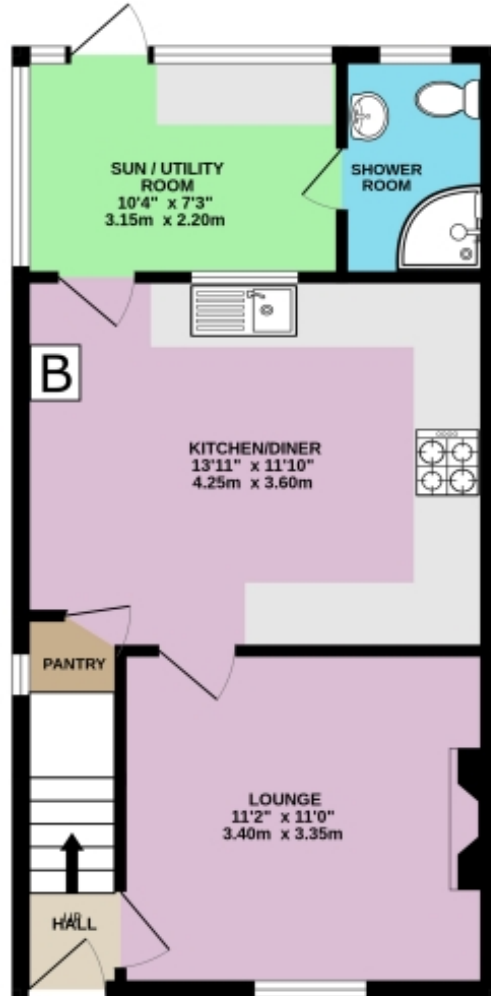
Bathroom

8' 0" x 7' 0" (2.45m x 2.15m)

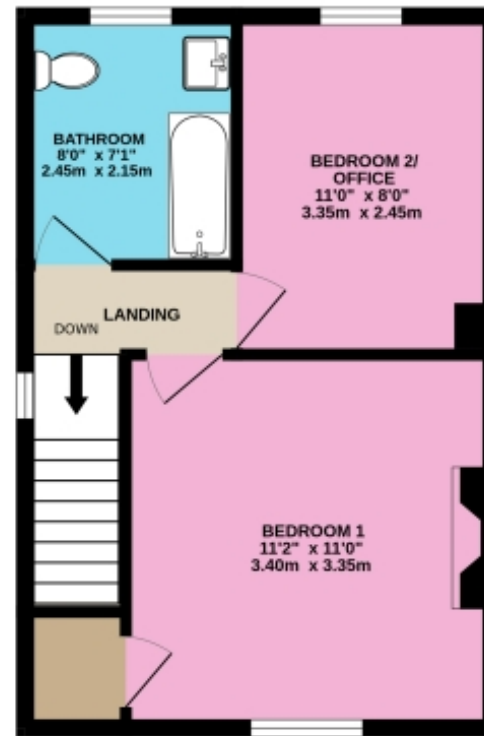
Vinyl flooring, double-glazed obscured window, wash hand basin with splashback tiling, toilet, bath with shower mixer, glass shower screen and tiled walls, heated towel rail and ceiling light.

Floorplans

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.

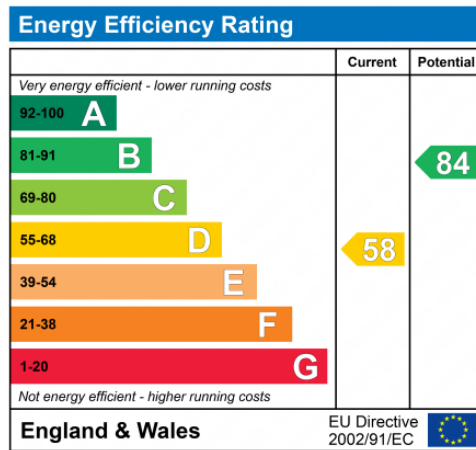


2-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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