



Offers In Excess Of £270,000

3 Bedroom Town House for sale  
24 Burdock Close, Wymondham







## Overview

Experience the benefits of three-storey living in this versatile townhouse, complete with a Wren kitchen, storage galore, garage and private parking. This home is brilliantly positioned to Wymondham town centre and daily essentials. Book your viewing today!



## Key Features

- Versatile Terraced Town House
- Recently Installed Wren Kitchen, WC and Gas Boiler
- Three Bedrooms, Family Bathroom and Ensuite Shower Room
- Ample Storage Across All Floors
- Private, Non-Overlooked and Low-Maintenance Garden
- Garage and Private Parking
- Quiet Neighbourhood with Plenty of Green Space
- Walking Distance to Ketts Park, Waitrose, Morrisons, Train Station, Schools and Town Centre









Welcome to Burdock Close, Wymondham, NR18. Greeting you with an abundance of space upon entry, the ground floor showcases modern living at its best, featuring a recently installed Wren kitchen that forms the heart of the home. Complete with integrated appliances, an abundance of storage cupboards and a dedicated utility corner enhancing this practical living space.

A versatile first floor accommodates a warming lounge boasting a Juliette balcony and offering plenty of floorspace to play around with. The adjacent bedroom could easily transform into a dedicated home office, hobby space or gaming room. As mentioned above...even more storage here too!

Set on the second floor, the principle bedroom provides an extensive built-in double wardrobe and en-suite shower room, alongside a further bedroom and family bathroom. Furthermore, this home benefits from a recently installed boiler, double-glazing throughout and freshly laid carpets.

To the outside, you will be pleased to find a non-overlooked and low-maintenance garden creating a peaceful outdoor canvas to make your own. The all-important garage covers all of your excess storage needs, alongside private off-street parking you can rely on.

Located within a 15 – 20 minute walk of Wymondham town centre, train station, all supermarkets and schools, this home sets you within a tranquil community without seclusion from daily essentials. The A11 can be accessed via two directions within a couple of minutes and electric bus routes are close by. Set on the edge of Ketts Park, you may consider taking up tennis or football as excellent ways to enjoy this lush green expanse.

To find out what this home has to offer, call us 24/7 to book your viewing.

What3Words: [///immediate.cooked.robots](https://www.what3words.com/#!/immediate.cooked.robots)





**Kitchen-Diner**

23' 11" x 14' 3" (7.31m x 4.36m)

Vinyl flooring, dual-aspect uPVC double-glazed windows plus French doors, fitted Wren kitchen with base and wall-mounted units, integrated dishwasher, dual ovens, gas hob, extractor hood and wine fridge, utility space with built-in units, splashback tiling, spotlights, two radiators, TV aerial and multiple sockets.

**Lounge**

14' 7" x 13' 6" (4.45m x 4.14m)

Newly fitted carpet, uPVC double-glazed window and French doors with a Juliette balcony, coving, ceiling light, multiple sockets and TV aerial.

**WC**

3' 7" x 3' 1" (1.10m x 0.96m)

Vinyl flooring, back to wall toilet, Vanity wash hand basin, splashback tiling and spotlights.

**Bedroom One**

15' 0" x 8' 5" (4.58m x 2.58m)

Newly fitted carpet, uPVC double-glazed window, built-in double wardrobe, remote controlled ceiling light with fan, multiple sockets and radiator.

**Ensuite Shower Room**

5' 8" x 5' 8" (1.75m x 1.74m)

Vinyl flooring, obscured uPVC double-glazed window, half tiled walls, corner shower unit with glass doors, wash hand basin, toilet, shaver socket, radiator and ceiling light.

**Bedroom Two**

9' 11" x 8' 6" (3.04m x 2.60m)

Newly fitted carpet, uPVC double-glazed window, ceiling light, multiple sockets and radiator.

**Bedroom Three**

8' 10" x 8' 6" (2.70m x 2.61m)

Newly fitted carpet, uPVC double-glazed window, remote controlled ceiling light with fan, radiator and multiple sockets.

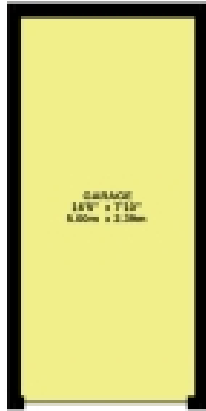
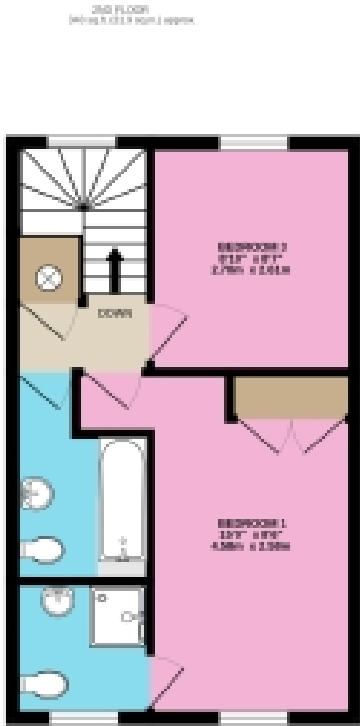
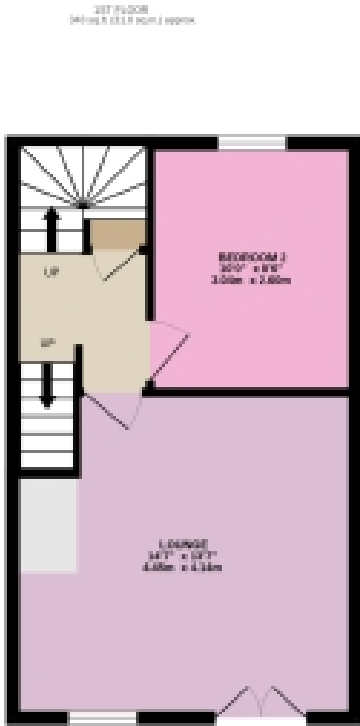
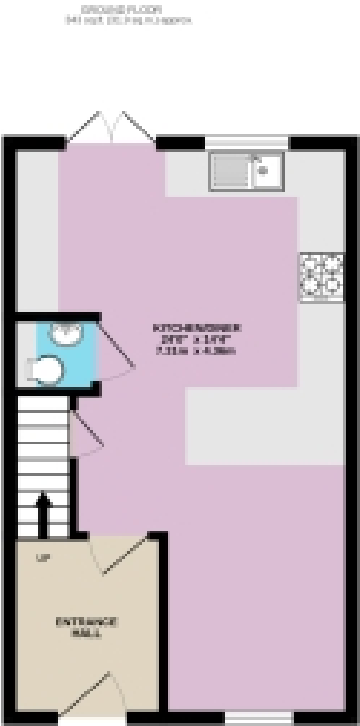
**Bathroom**

5' 8" x 8' 8" (1.75m x 2.66m)

Vinyl flooring, bath, wash hand basin, toilet, half tiled walls, shaver socket, radiator and ceiling ight.



# Floorplans



3-BEDROOM TERRACED TOWNHOUSE

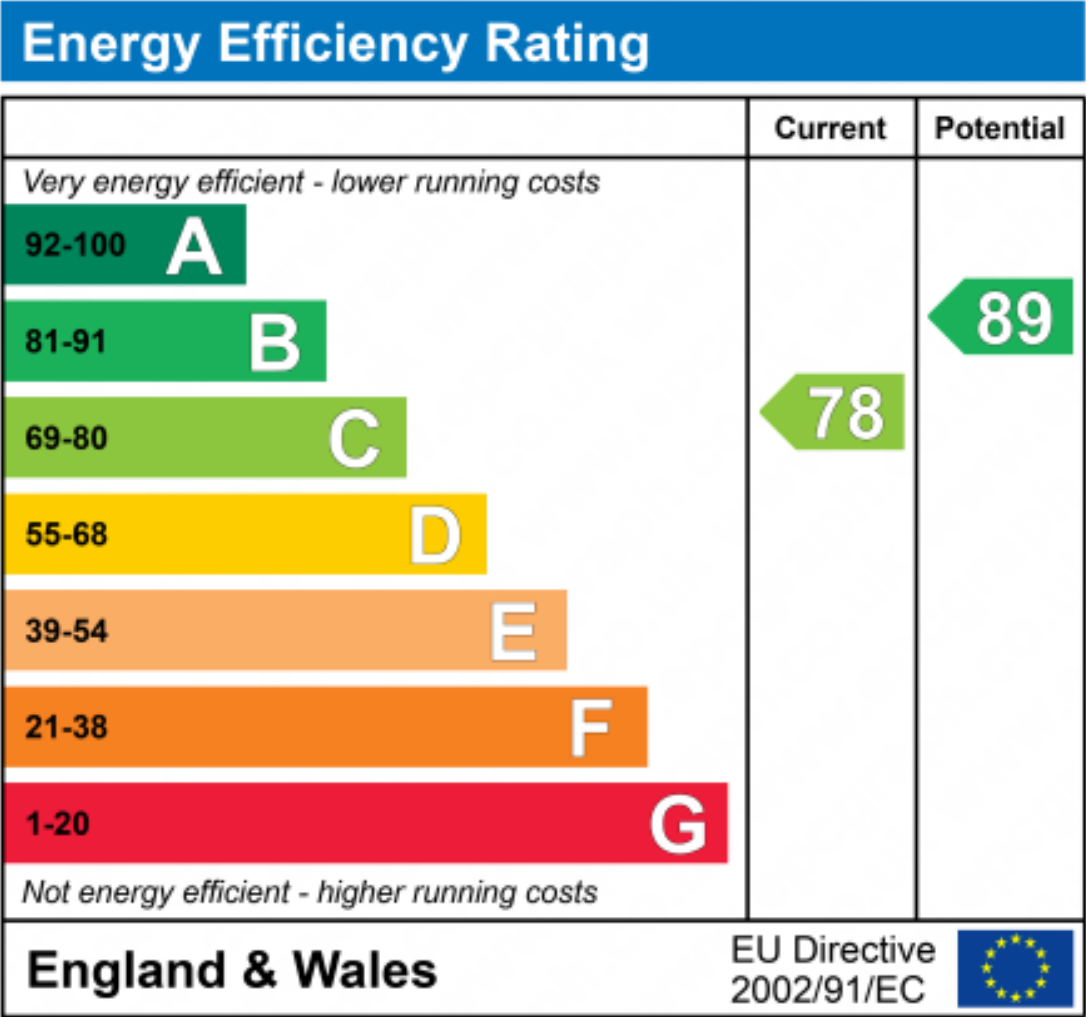
TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

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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