



Guide Price £250,000

3 Bedroom End of Terrace House for sale  
53 Sheppard Drove, Wymondham



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SALES AND LETTINGS



## Overview

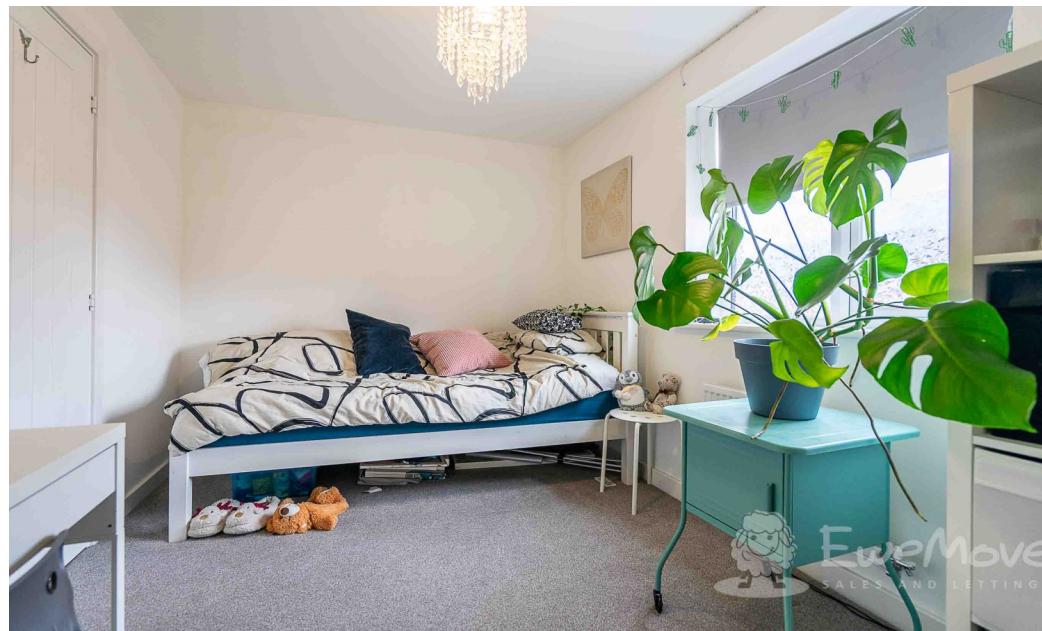
Immaculate, modern 3-bed townhouse - move-in ready and offered chain-free for a smoother, faster completion. Bright spaces throughout and low-maintenance living make this a brilliant choice for busy professionals, couples or small families. Don't miss it - click here to find out more...



## Key Features

- Chain Free
- South-Facing Garden
- End Terrace Townhouse in Excellent Condition
- Open Plan Living and Integrated Kitchen with Breakfast Bar
- Second Floor Dedicated to Principal Bedroom and Storage
- Well-Appointed Bathroom with Shower Over Bath
- Brickweave Driveway Parking for Two Vehicles
- Bus Stops, Shops and Eateries Close By





Welcome to Sheppard Drove, Wymondham, NR18. Set on the edge of town, this property is well positioned for swift commuting, leisurely activities on foot and local daily amenities. A front lawn sets the property peacefully back from the pavement, while a private driveway accommodates two vehicles and offers side access into the enclosed southerly-facing garden.

A convenient entrance offers space to hang accessories and store shoes, leading to a bright and spacious open plan living area. The kitchen provides ample worktop, storage, a gas hob, and a roomy breakfast bar. While the living area is a cosy and bright space to enjoy meals, downtime and views of the verdant garden.

The first floor offers two bedrooms and a bathroom off landing. Both bedrooms boast twin windows allowing plenty of daylight. The largest of the two is a comfortable double, and the second a cosy single or tranquil home office.

The principal bedroom is allocated across the whole of the second floor enjoying sky views via Velux windows and ample floor space to accommodate all your furnishing needs. At the top of the stairs, a full height storage cupboard provides useful storage.

The garden is of a convenient size for easy maintenance, to accommodate a summer house or patio and fully-enclosed with side access to the driveway. Southerly rays mean you can rely on enjoying whatever sunshine is available. This home is complimented by green open views to the front - quite the rarity for such a modern build!

The positioning of this home places you within a 10 minute drive of the NNUH and Research Park, a 3 minute drive of the A11 and a 12 minute cycle ride of Wymondham train station. From the doorstep you can walk to Waitrose, Lidl, a post office, schools, bus stops and Wymondham Rugby Club if you fancy some live sport and events.

Book your viewing 24/7 to get your chain free move underway.

What3Words: [///green.gazes.pickles](https://www.what3words.com/green.gazes.pickles)

Service Charges: Approximately £233.00 per annum (£19.42 per month)



**Kitchen-Living Room**

22' 1" x 12' 1" (6.75m x 3.70m)

Kitchen: Vinyl flooring, uPVC double-glazed window, fitted base and wall-mounted units, integrated gas hob, extractor hood, electric oven and washing machine, houses the combi gas boiler, breakfast bar, open storage nook, ceiling light and multiple sockets.

Living Area: Fitted carpet, uPVC French doors to the garden, ceiling light, radiator, TV aerial and multiple sockets.

**WC**

5' 2" x 3' 1" (1.60m x 0.95m)

Vinyl flooring, toilet, wash hand basin and ceiling light.

**Principal Bedroom**

22' 1" x 12' 1" (6.75m x 3.70m)

Fitted carpet, dual-aspect uPVC Velux windows, storage alcove over the stairs, TV aerial, multiple sockets, ceiling light, loft access and radiator.

**Bedroom Two**

12' 1" x 7' 10" (3.70m x 2.40m)

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

**Bedroom Three**

12' 1" x 8' 4" (3.70m x 2.55m)

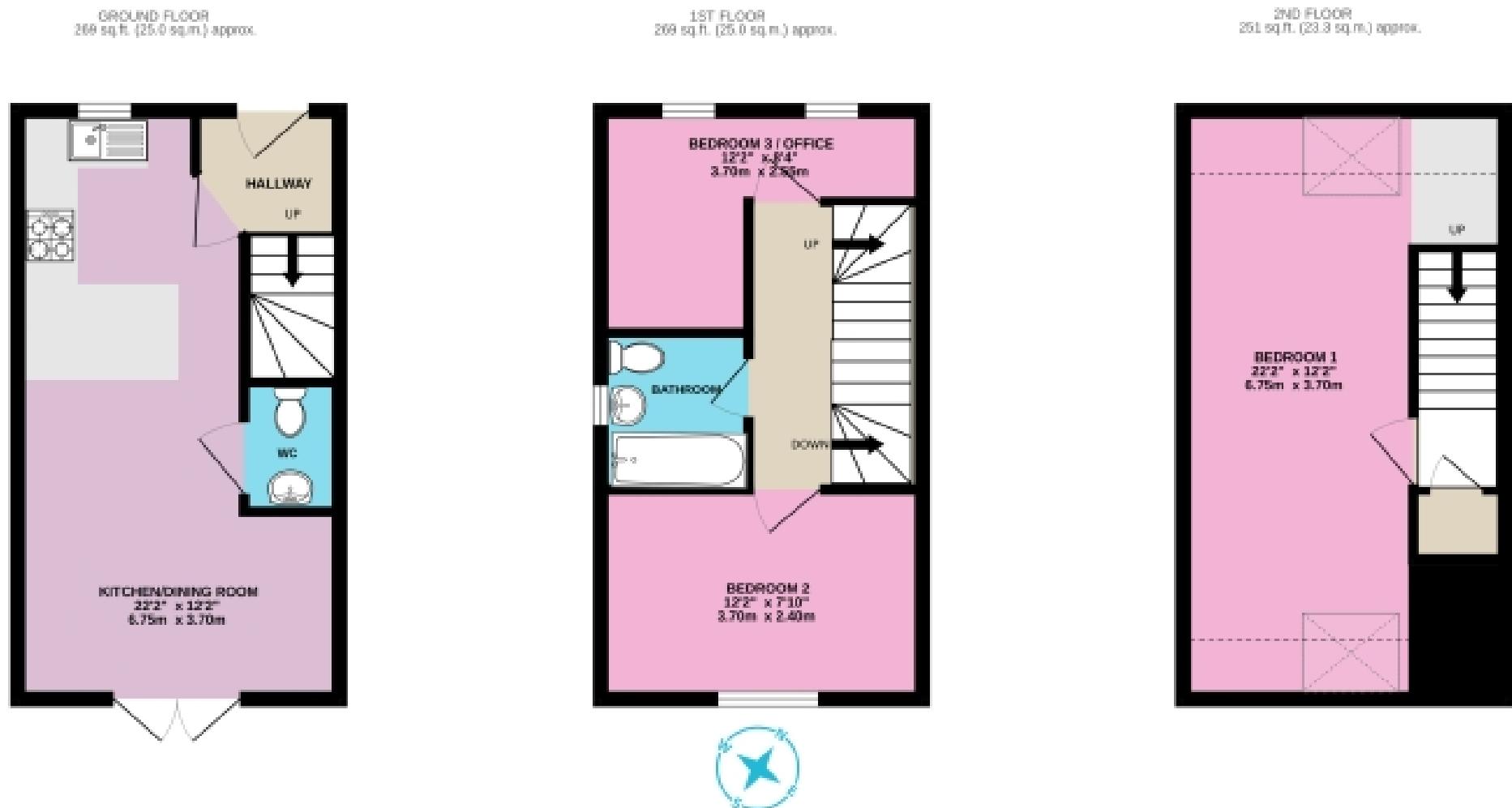
Fitted carpet, uPVC double-glazed window, radiator, ceiling light and multiple sockets.

**Bathroom**

6' 10" x 6' 2" (2.10m x 1.90m)

Vinyl flooring, obscured uPVC double-glazed window, floor-to-ceiling tiling, bath with electric shower over and glass screen, wash hand basin, toilet, radiator and ceiling light.

# Floorplans



3-BEDROOM END TERRACE HOUSE

TOTAL FLOOR AREA : 790 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.

Made with Metropix 6/2023

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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