



56 Reeve Way, Wymondham

Guide Price £270,000



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Wymondham, Wymondham

Guide Price £270,000 - £280,000. This modern three-storey home in the heart of Wymondham offers a perfect balance of style and space. The ground floor features a bright living room, a convenient WC, and a sleek kitchen with dining space and patio doors leading to the garden. Two well-sized bedrooms and a contemporary family bathroom occupy the first floor, while the top level is dedicated to a private master suite with an ensuite. The enclosed rear garden provides a secure space for children and pets, with a mix of lawn and patio for outdoor enjoyment. Off-road parking to the front adds further convenience, making this an excellent home in a thriving location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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### The Location

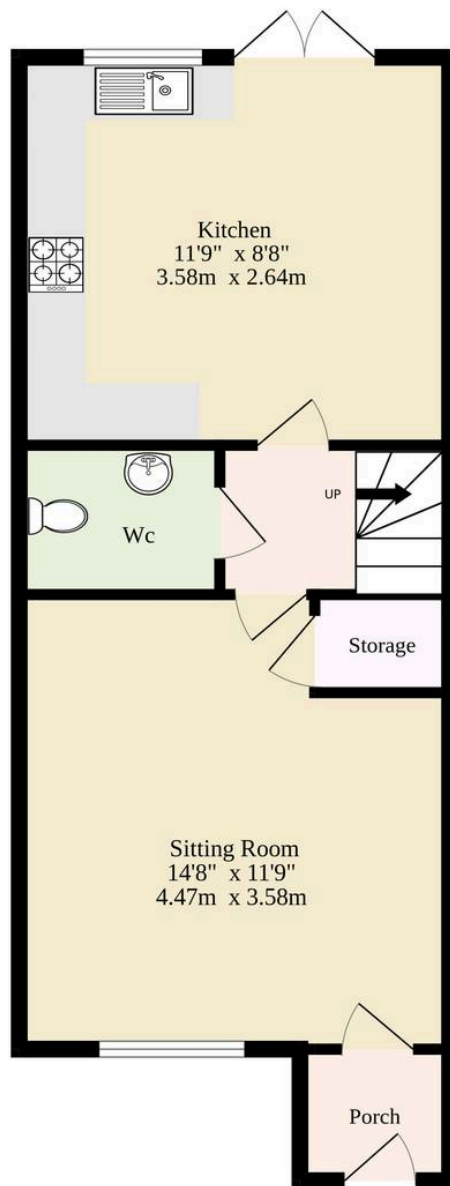
Situated in the market town of Wymondham, this home has the benefit of a wonderful location. Benefiting by being situated within the catchment areas for great colleges and schools. Wymondham has an abundance of amenities, including shops, supermarkets, schools, restaurants, post office and doctors surgery to name a few. The property is just a ten minute walk to the train station in Wymondham that gives easy access to other towns and cities, including Norwich and London. Norwich is just 10 miles from Wymondham whereby you will find more eating and shopping opportunities.

### Reeve Way

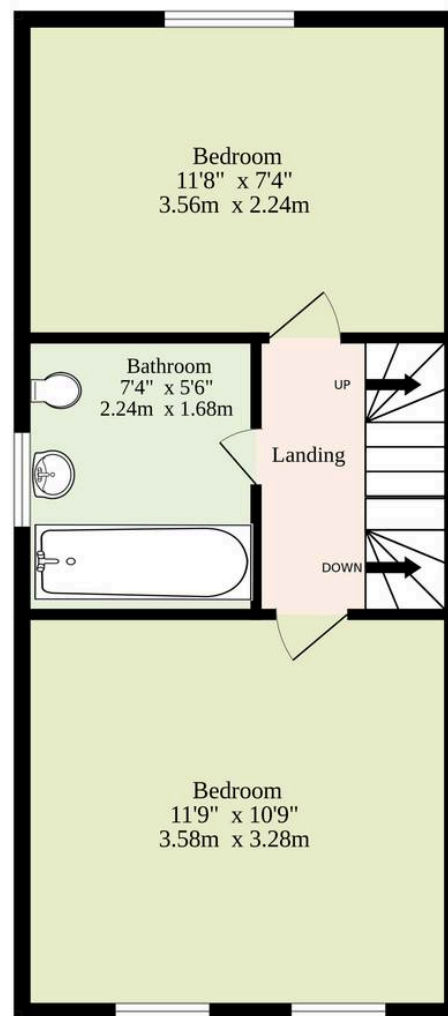
Positioned in the heart of Wymondham, a town bursting with amenities, this modern three-storey home offers style, space, and practicality in equal



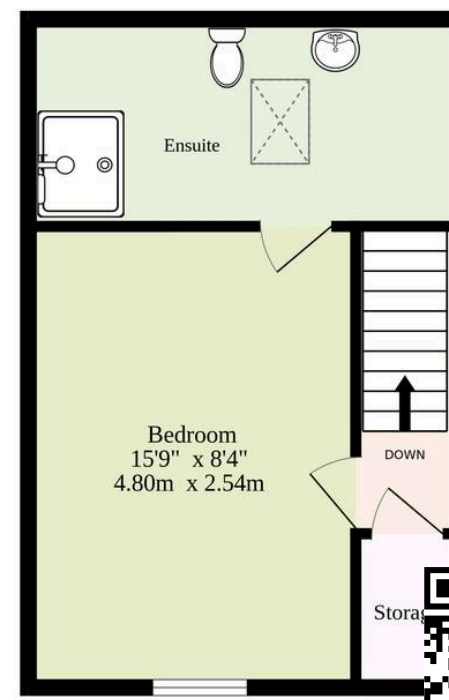
Ground Floor  
345 sq.ft. (32.1 sq.m.) approx.



1st Floor  
325 sq.ft. (30.2 sq.m.) approx.



2nd Floor  
215 sq.ft. (20.0 sq.m.) approx.



**TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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