



32 Magpie Place, Wymondham - NR18 9FU

£101,250 Leasehold

45% shared ownership, buyer criteria apply. Built in 2020, this modern semi-detached home offers a comfortable and well-connected lifestyle, thoughtfully arranged across two floors. The ground level opens into a bright and spacious open-plan area that combines the kitchen, dining and living spaces, featuring sleek white gloss units and wood-effect worktops for a clean, contemporary feel. A downstairs WC adds everyday convenience. Upstairs, two generously sized double bedrooms provide flexible accommodation, served by a stylish family bathroom. Outside, the enclosed rear garden includes a patio, lawn and a storage shed, while the property also benefits from two allocated off-road parking spaces. Located close to supermarkets, schools and daily amenities, with Wymondham's historic town centre just a short distance away, this home could suit a range of buyers, particularly those in a position to proceed without a chain.

Location

Magpie Place is positioned within a popular residential area on the edge of Wymondham, offering convenient access to local schools, supermarkets, and everyday amenities. The historic town centre is just a short distance away, where you'll find a selection of independent shops, cafés, and eateries, along with Wymondham Abbey and scenic riverside walks. The location benefits from excellent transport links, including nearby bus routes and Wymondham train station, providing direct services into Norwich, Cambridge, and beyond, making it ideal for commuters and families alike.



Agents notes

We understand that the property will be sold leasehold, connected to all main services.

The property is being sold as a 45% shared ownership

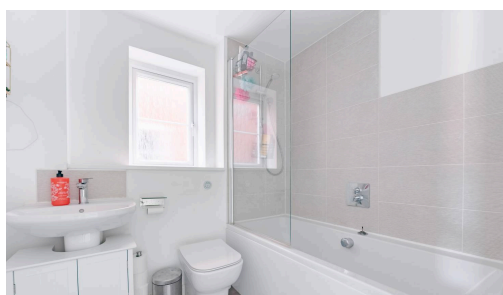
Buyer criteria in place – please enquire to confirm eligibility

Approximately 94 years remaining on the lease

Combined maintenance fee and ground rent: £57.58 per month, renewed annually on 1st April

Heating system- Gas Central Heating

Council Tax Band- B



Magpi Place, Wymondham

Step inside this modern semi-detached home and you're welcomed by a bright hallway, where a conveniently placed downstairs WC with tiled flooring offers practical comfort from the outset. Moving through to the rear of the home, you'll find a spacious open-plan kitchen, dining and living area – a bright and versatile space designed with everyday living in mind. The kitchen is fitted with sleek white gloss units, wood-effect worktops, a gas hob with oven and extractor, practical tiled flooring, and floating shelves that add a stylish finishing touch. There's plenty of space for a dining table, making it ideal for both casual meals and entertaining.

The living area feels cosy and inviting with soft carpet underfoot, a useful under-stairs storage cupboard, and French doors that open directly onto the rear garden, bringing in lots of natural light and offering easy access outside.

Upstairs, the home offers two generously sized double bedrooms, both with carpeted flooring. The principal bedroom includes a built-in storage cupboard, while the second bedroom also offers ample space. A contemporary family bathroom completes this floor, featuring a panelled bath with a shower over, tiled flooring, and part-tiled walls.

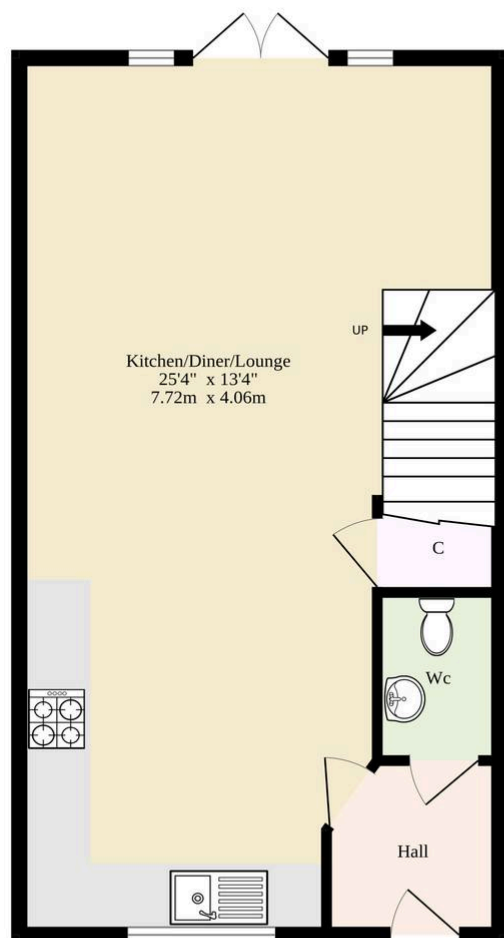
Additionally, the home features double glazing throughout, offering year-round comfort and improved energy efficiency.

Outside, the enclosed rear garden includes a paved patio ideal for outdoor seating or dining, a lawned area, and established planting along the borders. A handy storage shed provides space for tools or garden equipment.

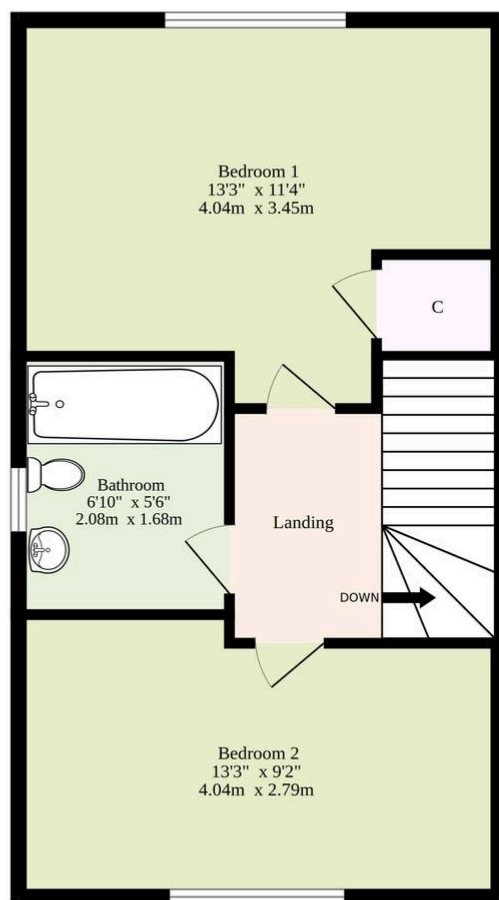
The property also benefits from two allocated off-road parking spaces on a shared brickweave driveway, offering both convenience and ease of access.



Ground Floor
356 sq.ft. (33.1 sq.m.) approx.



1st Floor
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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