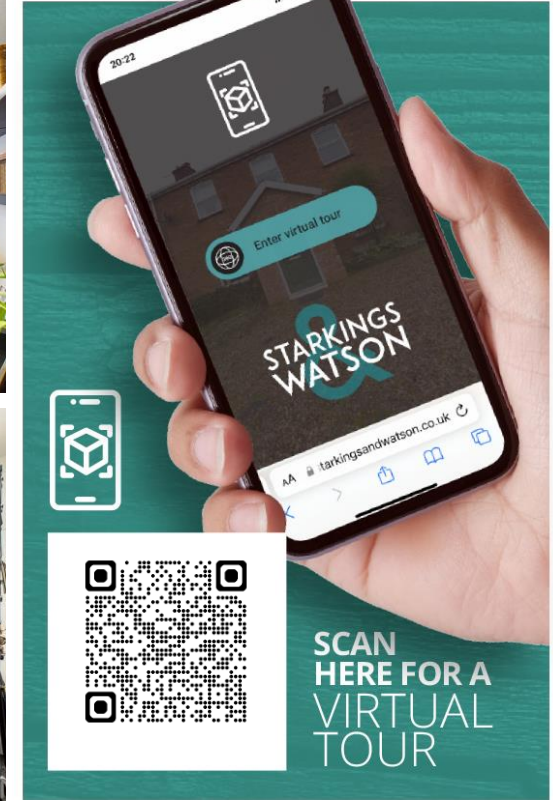


LIME TREE AVENUE Wymondham NR18 0EL

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



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STARKINGS & WATSON

- Cluster Home with Double Driveway
- Newly Renovated & Extended
- High Specification Finish
- Open Plan Living & Porch Entrance
- New APP Controlled Electric Heating
- Two Bedrooms
- Re-fitted Shower Room
- Large Landscaped Garden

IN SUMMARY

Having been UPDATED, modernised and EXTENDED, this CLUSTER HOME occupies a sizeable plot. Finished with EASY LIVING IN MIND, the property benefits from new APP CONTROLLED electric HEATING, whilst many additions have been made to ensure the property works for MODERN LIVING. The PORCH ENTRANCE houses a useful utility cupboard, with a door to the LIVING SPACE, flooded with NATURAL LIGHT and now benefiting from DIRECT ACCESS to the GARDEN. The KITCHEN offers SOFT CLOSE UNITS and LOW PROFILE WORK SURFACES, whilst spiral stairs lead up to the TWO BEDROOMS - ideally suited as a DOUBLE BEDROOM and STUDY, whilst a NEWLY FITTED SHOWER ROOM includes a RAINFALL SHOWER. With LVT FLOORING throughout downstairs and the shower room, a NEW electric FUSE BOX, fire-rated LED DOWNLIGHTING throughout, and an attractive décor, the property is ready to move in! The GARDEN enjoys fenced borders with an area of GRASS, PAVING and shingle for displaying potted plants. Parking includes the DRIVE, along with parking in the RESIDENTS CAR PARK.

SETTING THE SCENE

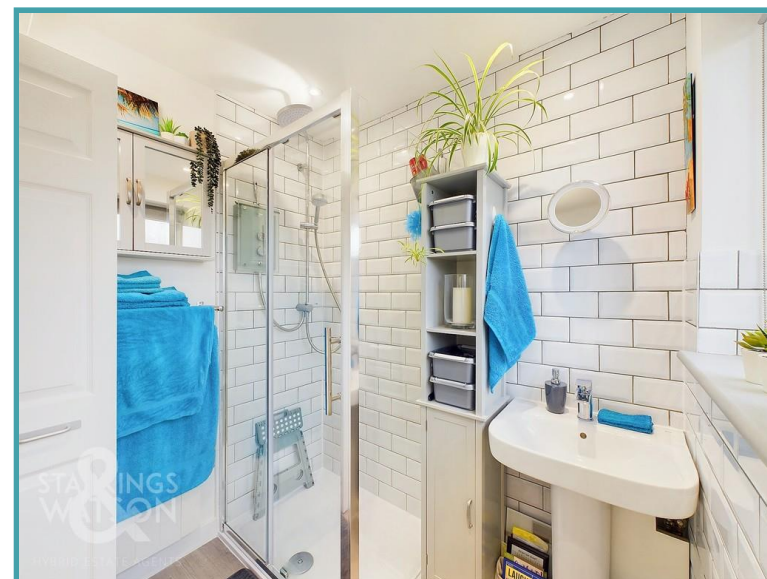
Set back from the road with a hard standing double driveway, the frontage remains low maintenance, whilst access leads to the property and garden. Further parking can be found within the residents car park.

THE GRAND TOUR

A porch entrance is finished with LVT flooring and a useful utility cupboard which houses space for a washing machine, with storage above. Heading into the main living space, wood effect flooring runs underfoot, with a window to front, along with two full height windows and door to side. There is space for seating and dining, with spiral stairs leading upstairs. The kitchen runs in an L-shape, with high gloss units, soft close doors and low profile work surfaces for a contemporary look. Newly installed and open plan the kitchen includes tiled splash backs, built-in pantry unit, an inset electric ceramic hob and built-in electric oven, and dishwasher. Upstairs, the landing leads to both bedrooms, with open storage in both rooms, electric heating and uPVC double glazing. The shower room offers contrasting tiled splash backs, with a white three piece suite, and rainfall shower - along with LVT flooring under foot.

THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped with an area of grass, with paving to all sides, and shingled borders. Enclosed with timber panelled fencing, the garden is a great size, and is complete with outside power and lighting.



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OUT & ABOUT

The property is located in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

FIND US

Postcode : NR18 0EL

What3Words : ///blurs.chromatic.hillside

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area*</p> <p>426.61 ft² 39.63 m²</p> <p>Reduced bedroom</p> <p>14.76 ft² 1.37 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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