

GOLDFINCH CLOSE

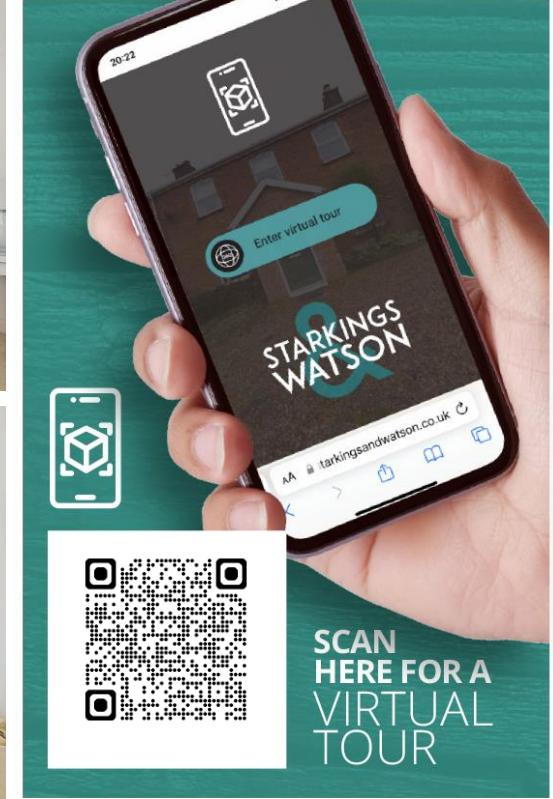
Wymondham NR18 9EQ

Leasehold | Energy Efficiency Rating : B

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

FOR SALE

PROPERTY



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- Top Floor Apartment
- Two Allocated Parking Spaces
- 20' Open Plan Living Accommodation
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Fantastic Decorative Order Throughout
- Ideal first Time Buy Or Investment
- Close to Rail Station & Amenities

IN SUMMARY

This TOP FLOOR APARTMENT is presented in the most delightful decorative order, with uPVC double glazed sash windows allowing the entire accommodation to bask in NATURAL LIGHT. The 20' OPEN PLAN living accommodation includes INTEGRATED APPLIANCES and TWO allocated OFF ROAD PARKING spaces. The rear of the accommodation offers TWO DOUBLE BEDROOMS as well as a FAMILY BATHROOM and EN-SUITE SHOWER ROOM. Being just a short walk to Wymondham rail station and all local amenities as well as a short drive onto the A11 with links to Norwich and London.

SETTING THE SCENE

As you round the corner adjacent to the green you will find the tall red brick wall entrance for the communal parking area, with two allocated spaces being found on the shingle drive space. a secure front door separates the outside from the communal entrance spaces with buzzer entrance system. After heading up the two flights of stairs, the property can be found on the right hand side, the only one to be

found on this floor.

THE GRAND TOUR

As you enter the property you are first met with the wooden effect flooring leading you through the central hallway, which gives access to all living accommodation as well as a sizeable storage cupboard to your left. The first of the two bedrooms is found to your right, with sash uPVC double glazed window facing the front of the property overlooking the green space in front with dual built in wardrobes and en-suite shower room complete with a well-proportioned walk-in shower with tiled surround and a gas radiator. the smaller of the two bedrooms can be found next to this one, also a double bedroom with integrated storage, this room currently serves as a dress room but could easily make a double bedroom or home office/study if needed. Sitting adjacent to this room is the three piece family bathroom, partly tiled this room also includes a bath with wall mounted shower head and large radiator. Finally, the property comes alive as you reach the end of the hallway in the form of a sizeable open plan living accommodation, with taller than average ceilings this triple aspect space is flooded in natural light. The kitchen space is tiled underfoot with a range of wall and base mounted storage presenting itself all set around wooden effect work tops which give way to an integrated dishwasher, dual ovens and gas hob with extraction above. the siting/dining area comes to the front of the accommodation with a great amount of floor space, allowing for a choice of configuration.



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THE GREAT OUTDOORS

Externally there is also a very handy bike storage lock up and secure bin store too, these can be found to the side of the property.

OUT & ABOUT

The property is located in the market town of Wymondham, and within walking distance 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 railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

FIND US

Postcode : NR18 9EQ

What3Words : ///stoppage.natural.destroyer

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis with there being a remainder of the 1000 year lease which commenced in 2021. The ground rent and maintenance charges are paid at the same time, with the charge being in the region of £1154 per year.

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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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
627.7 ft²
58.32 m²

