



Burdock Close, Wymondham - NR18 0YE



Burdock Close

Wymondham

Presented in IMMACULATE ORDER is this exceptional, TOP FLOOR, purpose built TWO BEDROOM APARTMENT. Situated within easy reach of Wymondham Town Centre and a wealth of local amenities, this home is an ideal opportunity for any FIRST TIME BUYER, downsizer or INVESTOR! Accommodation comprises; an inviting entrance hall, very generous and bright sitting/dining room, modern kitchen/breakfast room, TWO AMPLE DOUBLE BEDROOMS both with FITTED WARDROBES and a family bathroom. The property also benefits from ONE ALLOCATED PARKING SPACE. Having been thoughtfully improved and exceptionally well maintained, the apartment is most certainly ready to be moved straight into!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top Floor Apartment
- Presented In Immaculate Order
- Separate Renovated Kitchen/Breakfast Room
- Large Main Sitting/Dining Room
- Two Double Bedrooms
- Large Loft Space With Ladder
- Opposite Green Space With Far Reaching Views
- Ideal First Time Purchase



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.

SETTING THE SCENE

Approached via the front with green space in front of the building, communal on road parking to the side and the shared parking area to the rear where you will find one allocated parking space for the apartment. There is a main communal entrance door on the ground floor with stairs to the top floor where the apartment can be found.

THE GRAND TOUR

Entering the main entrance door to the front you will find an entrance hallway with an airing cupboard, loft access and the intercom system. The first room to the right is the second bedroom, a comfortable room with double wardrobes currently used as an office. The next room is the main bedroom with a bright dual aspect and double fitted wardrobes. On the other side of the hallway is the bathroom which is a very generous size and tastefully decorated with a bath and shower over.



The kitchen which is separate to the reception space is accessed via the hallway and offers a range of modern white units and rolled edge worktops over, wall mounted boiler, electric oven and gas hob, whilst there is space for a fridge/ freezer and washing machine as well as space for a breakfast table. The main reception features four windows with a dual aspect as well as plenty of space for soft furnishings.

FIND US

Postcode : NR18 0YE

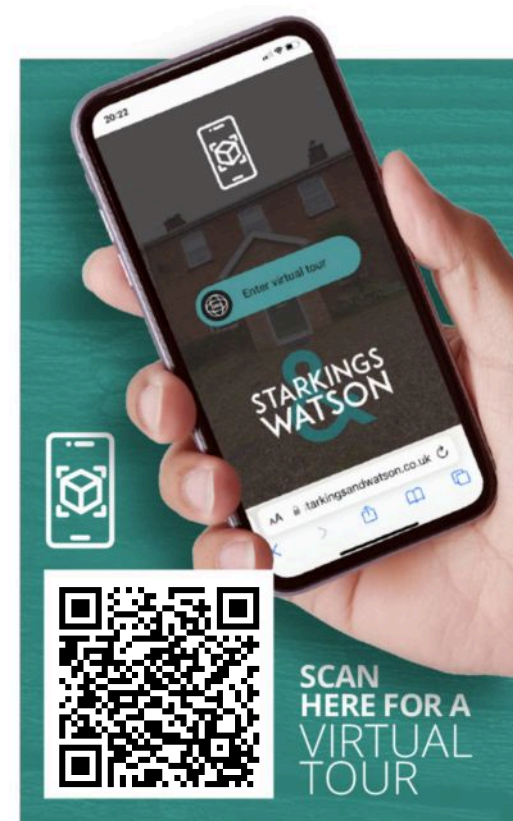
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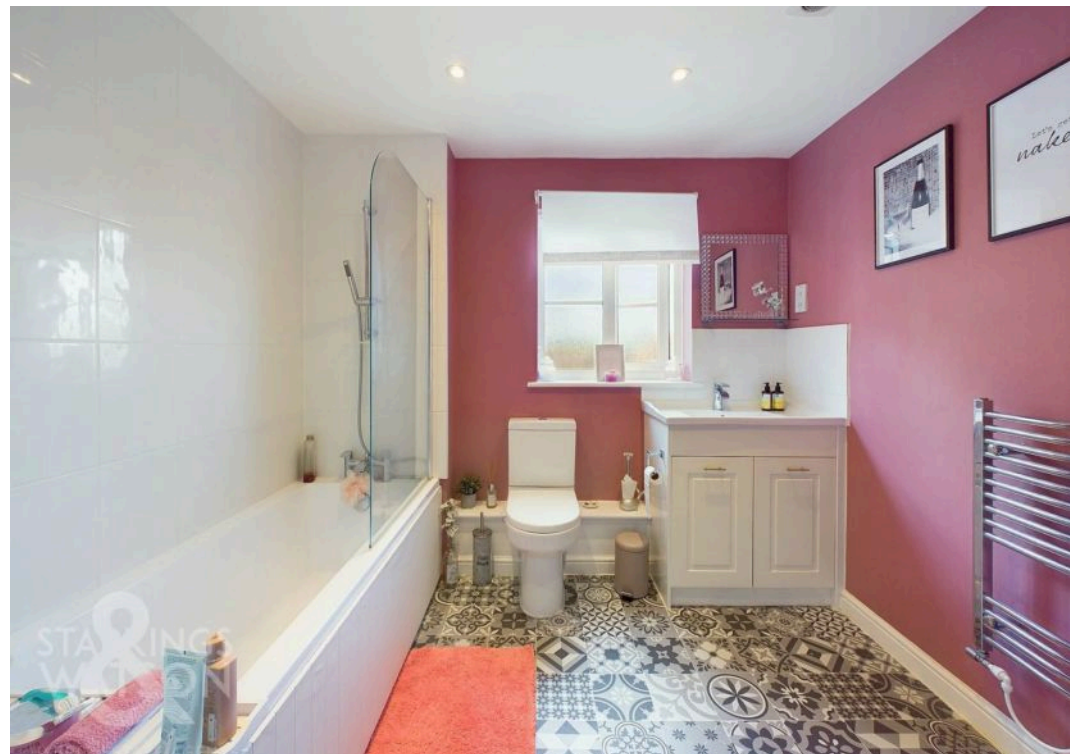
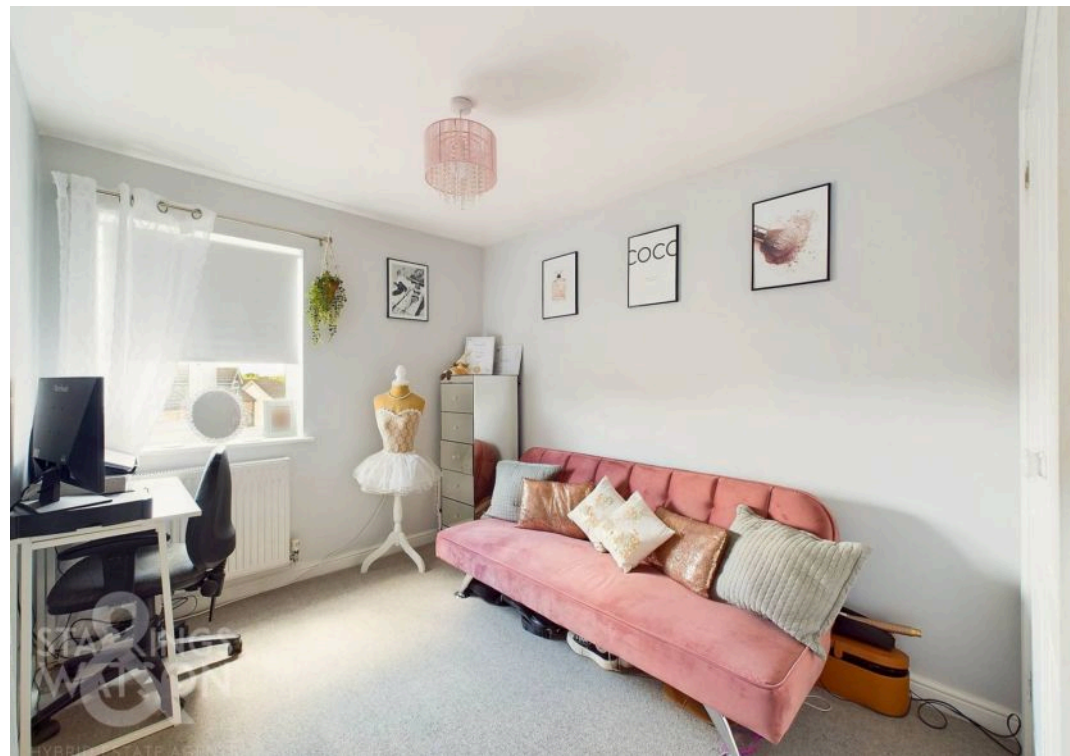
VIRTUAL TOUR

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

AGENTS NOTE

Buyers are to be made aware the flat is sold on a leasehold basis with 101 years remaining on the current lease. Service charge and ground rent amount to approximately £1,755 PA combined.



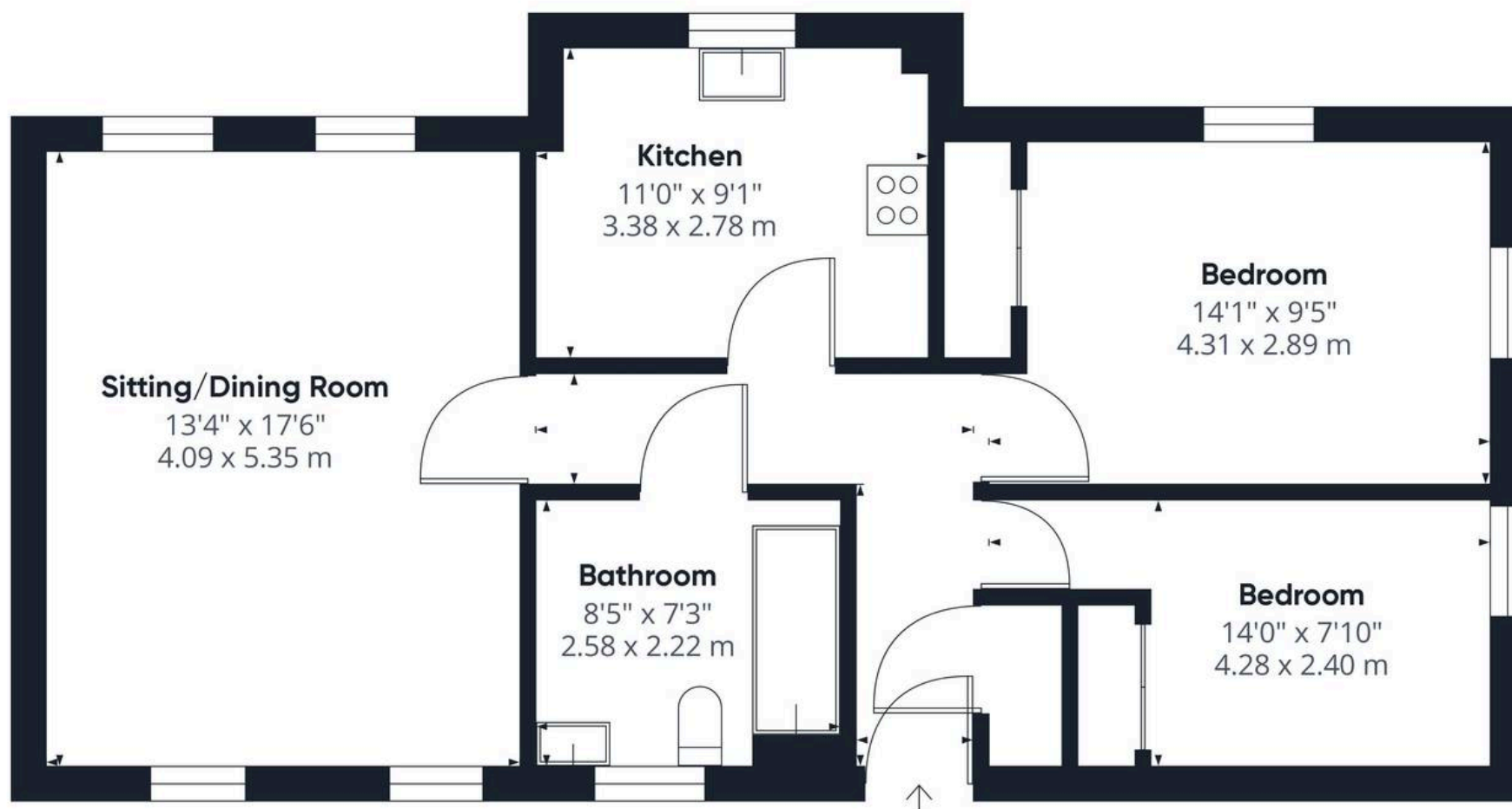




ALLOCATED PARKING

1 Parking Space





Approximate total area⁽¹⁾

715.35 ft²

66.46 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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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.