



Rothbury Road, Wymondham - NR18 0PD





## Rothbury Road

Wymondham

Located in a QUIET POSITION opposite expansive playing fields, this delightful TWO BEDROOMS SEMI-DETACHED BUNGALOW presents a rare opportunity with NO ONWARD CHAIN! Enjoying easy access to the town and local amenities, this charming property boasts two generously sized bedrooms, a spacious SITTING ROOM, a separate kitchen as well as family bathroom, useful side porch and additional conservatory space. The modern conveniences are a highlight, featuring gas central heating with a NEWLY INSTALLED BOILER ensuring warmth and comfort throughout the property. The property further benefits from an ENCLOSED SOUTHERLY FACING REAR GARDEN providing a private sanctuary, complemented by the convenience of a GARAGE and PARKING for one vehicle in front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Semi-Detached Bungalow
- Quiet Location Opposite Playing Fields
- Easy Access To Town & Amenities
- Two Double Bedrooms
- Large Siting Room & Separate Kitchen
- Gas Central Heating With New Boiler
- Enclosed Rear Gardens, Garage & Parking

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

From the frontage, the property is approached via a pedestrian access leading from Rothbury Road just used for the residents adjacent. There is a lawned front garden providing another private space to be enjoyed as well as a pathway leading to the font conservatory and a path to the side. The garage and parking can be found on the opposite side of the bungalow via the shared parking area.





## THE GRAND TOUR

Entering via the main entrance door to the side you will find a side porch useful for coats and shoes which also provides access to the rear garden. This leads through to the inner hallway with fitted storage as well as access to all further rooms. The first room to the right is the bathroom offering a modern suite with bath, shower over, w/c and hand wash basin. On the opposite side of the hallway is the second bedroom with double doors to the garden. The kitchen opposite features a range of fitted units with rolled edge worktops over as well as integrated electric oven and hob with extractor fan over. The gas fired boiler can be found wall mounted as well as space for all other white goods and a built in cupboard. The main sitting/dining room offers plenty of space as well as access to the front conservatory with further door leading out to the front garden. The sitting room also provides access to the main double bedroom found to the rear of the bungalow overlooking the rear garden with a range of built in wardrobes and bedroom furniture.

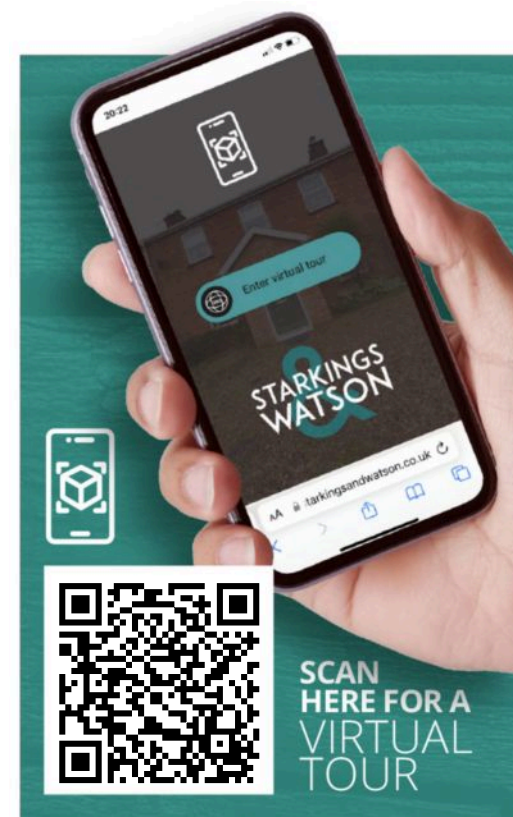
## FIND US

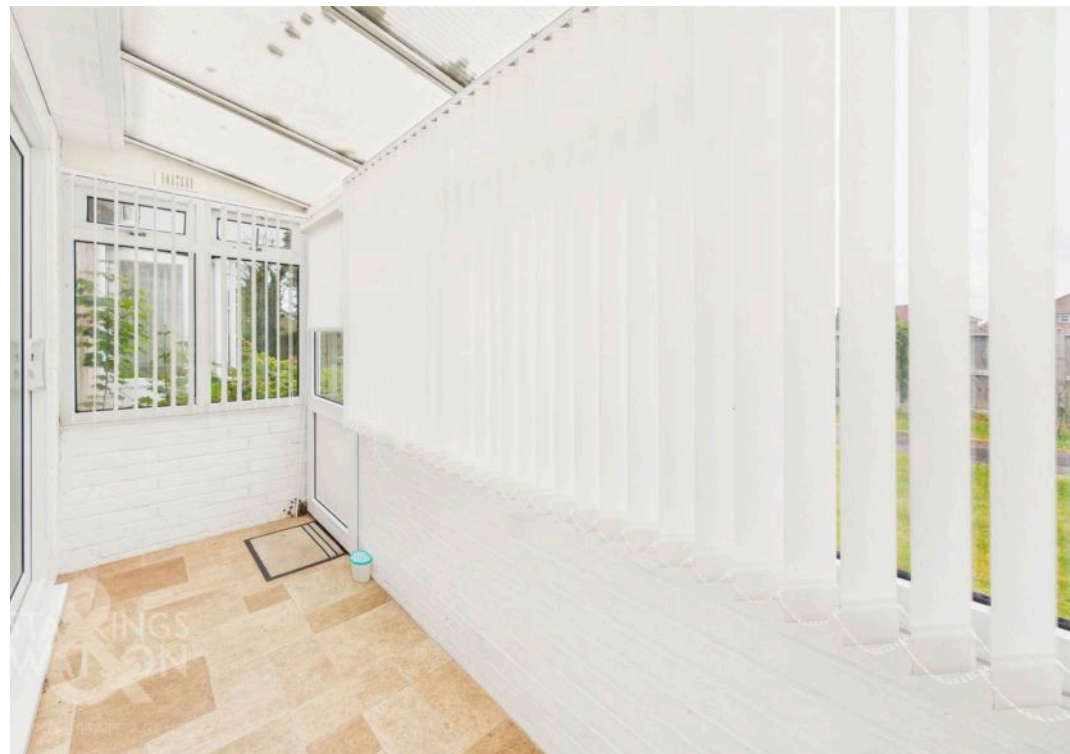
Postcode : NR18 0PD

What3Words : ///flaking.rooftop.cupboards

## VIRTUAL TOUR

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





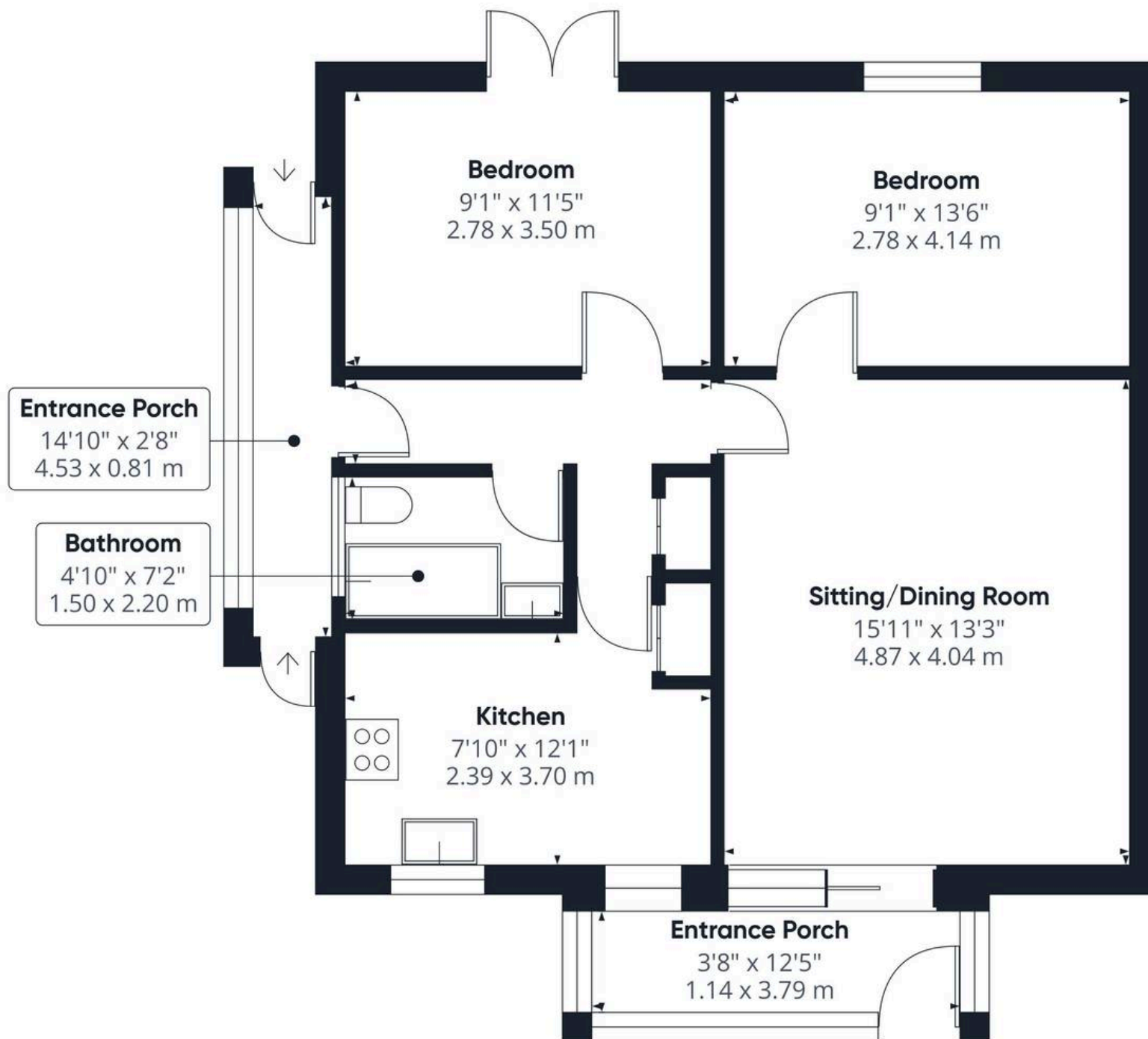




## THE GREAT OUTDOORS

To the rear you will find a lawned garden which is enclosed and private. You will find mostly lawns and paved pathways as well as planting borders and access to the single garage. There is a gate at the bottom of the garden leading to the shared parking area beyond where you will find access to the garage and space to park one car in front of.





**Approximate total area<sup>(1)</sup>**

713 ft<sup>2</sup>

66.2 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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 and 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.