



Evora Road, Wymondham - NR18 9NE



Evora Road

Wymondham

NO CHAIN. Set back from the street behind a privacy giving canopy of trees sits this MID-TERRACE TOWN HOUSE offering VERSATILE accommodation across three levels. The ground floor is occupied by a fitted kitchen housing INTERGRATED APPLIANCES with ground floor WC and L-Shaped SITTING ROOM with ample floor space for both a sitting and dining room suite with uPVC sliding doors backing onto the rear garden. In total, THREE BEDROOMS can be found over the next two floors being served by the three piece FAMILY BATHROOM and EN-SUITE to the main bedroom also. The rear garden is FULLY ENCLOSED with ALLOCATED OFF STREET PARKING sat to the left of the home in an open courtyard sat in front of a brick GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace House
- No Chain
- Accommodation Split Over Three Levels
- L-Shaped Sitting Room Backing Onto Garden
- Kitchen With Integrated Appliances
- Three Bedrooms
- Fully Enclosed Rear Garden
- Allocated Off Road Parking & Garage

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

The property can be found set back from the public walkway where a planted garden currently houses mature privacy giving trees and low level shrubs with flagstone walkway taking you towards the front door. To the left of the terrace of houses a private courtyard opening emerges where allocated off road parking can be found in front of the brick garage.



THE GRAND TOUR

Once inside a bright and airy central hallway is the first space to greet you with hard wearing wooden effect flooring laid underfoot accompanied by a bright and neutral décor with access coming to all living accommodation on the ground floor and stairs for the first floor. Immediately to your right the kitchen emerges with an array of wall and base mounted storage units set around roll edge work surfaces which in turn give way to an integrated oven and four ring gas burner hob with extraction above whilst an integrated fridge freezer and washer/dryer sits to the side of the storage spaces. Slightly further down the hallway access comes to the left to take you into a two piece WC with low level radiator while the L-shape sitting and dining room can be found at the very rear of the home. This room very much like the rest of the property is neatly decorated and laid with all carpeted flooring with uPVC double glazed window and sliding door taking you into the rear garden allowing natural light to fill the room whilst the floor space leaves more than enough space for both a sitting and dining room suite.

The first floor landing grants access to the first two of the bedrooms as well as the three piece family bathroom suite. Complete with a part tiled surround and low level radiator, this room is laid with wood and effect flooring and is neutrally decorated. The larger of the bedrooms on this floor comes towards the left hand side and rear of the property again laid with all carpeted flooring, this room is more than large enough for a double bed with additional storage solutions or whilst the smaller of the rooms sits towards the very front of the home currently used as storage by the current occupants of the home, this space could easily accommodate a single bed, home office setup or to potentially make the ideal nursery. The larger of the bedrooms comes towards the second floor accessed via a second smaller landing. This room features part vaulted ceilings with more than enough open floor space for a double bed with additional soft furnishings.

Double built in wardrobes are a feature to the side of the room as well as a three piece en-suite shower room again with part vaulted ceilings featuring a corner shower unit and low level radiator.

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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where a small flagstone patio initially greets you with lawn space emerging beyond and colourful planting borders with timber, swinging access gates leading you towards the parking at the rear of the property.

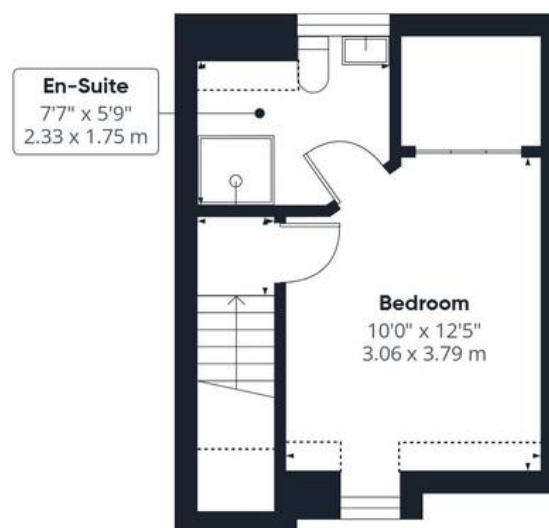




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

846 ft²

78.6 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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