



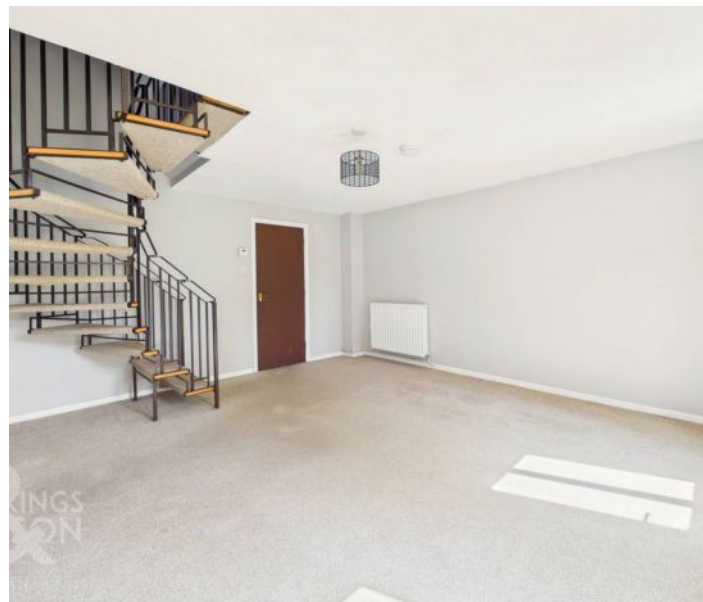
Melton Close, Wymondham - NR18 0JW



Melton Close

Wymondham

NO CHAIN. Tucked away at the very top of this popular close sits a MID-TERRACED HOUSE perfectly positioned to be within short walking distance to fantastic schooling and public transport links. Formally being a very successful long-term rental, the property has undergone a recent rejuvenation giving a bright and inviting living space throughout including a 15' OPEN SITTING ROOM with fully fitted kitchen and ground floor WC. The first floor landing splits to give access to THREE BEDROOMS all of which having use of the three piece FAMILY BATHROOM and FULLY ENCLOSED REAR GARDEN whilst TWO ALLOCATED PARKING SPACES sit to the front of the home.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terraced House
- No Chain
- 15' Open Sitting/Dining Room Backing On To Garden
- Fitted Kitchen With Ample Storage
- Three Bedrooms
- Family Bathroom & WC
- Fully Enclosed Rear Garden
- Two Allocated Off Road Parking Spaces

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 is tucked away at the top of this quiet and popular close where an opening to the right hand side of the street through mature hedges takes you towards an allocated off road parking section where two spaces are left for this home. To the very front of the home a tiled and pitched awning sits above the front door with external storage space to your left immediately.



THE GRAND TOUR

Once inside a central hallway grants access to all living accommodation within the property as well as a handy coat and shoe storage cupboard with two piece WC immediately to your left featuring a low level radiator and vinyl flooring. Sitting adjacent to this is the fully fitted kitchen with a mixture of wall and base mounted storage units alongside tiled splashbacks all leaving room for freestanding appliances with an inset chrome sink with our uPVC double glazed window to the front of the room. Towards the rear of the home an open 15' living space comprises the sitting and dining area with more than enough space to accommodate both the sitting and dining room suites with access door taking you directly into the rear garden and staircase taking you towards the first floor.

The first floor landing splits in both directions taking you into all three of the bedrooms with the three piece family bathroom suite being located in the very middle with a predominantly tiled surround, shower head over the bath and tall heated towel rail. The larger of the bedrooms comes to your right hand side with a double rear facing aspect allowing natural light to fill the room - the space is more than large enough to accommodate a large double bed with additional soft furnishings and storage solutions whilst benefiting from a built in storage cupboard. Two smaller bedrooms sit on the adjacent side of the home with a front facing aspect, both of which have carpeted flooring and uPVC double glazed windows. These rooms could potentially be knocked through to make one larger double bedroom if so desired.

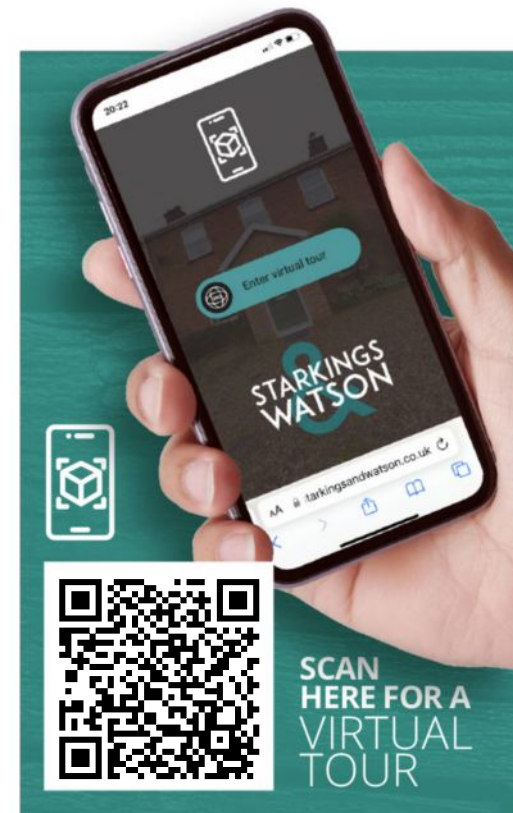
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VIRTUAL TOUR

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



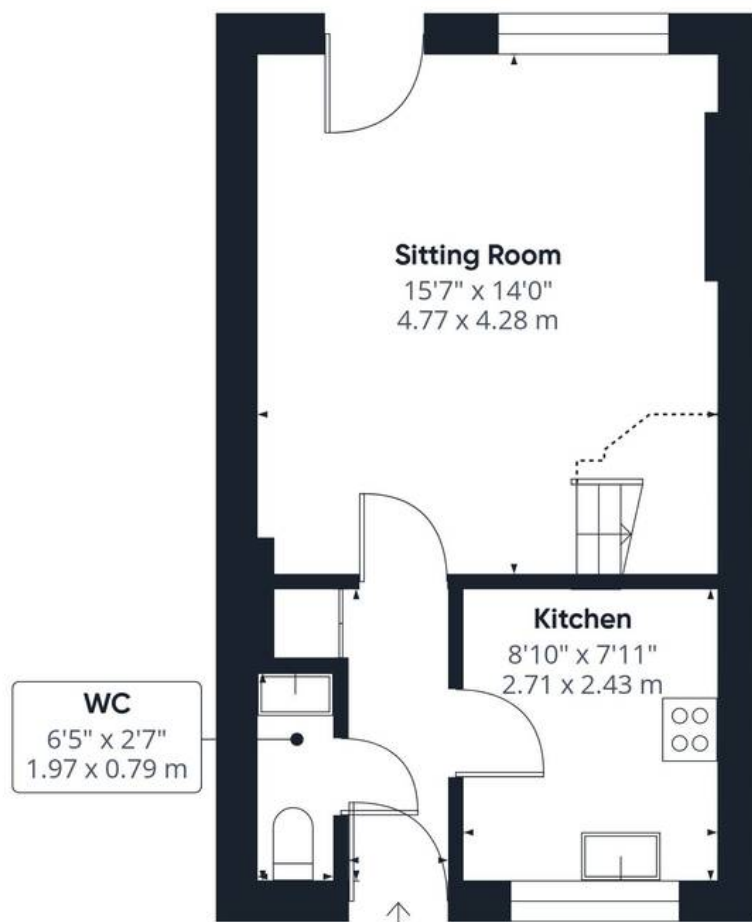




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing leaving a private lawn space with flagstone path taking you towards a rear swinging timber gate.





Approximate total area⁽¹⁾

642 ft²

59.7 m²

Reduced headroom

19 ft²

1.8 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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