



Melton Close, Wymondham - NR18 0JW

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## Melton Close

Wymondham

Sitting next to an open GREEN SPACE this LINK-DETACHED BUNGALOW offers GENEROUS LIVING SPACES alongside a newly installed Gas central heating boiler in March 2025. The main living space in the home comes in the form of a brilliant 19' OPEN SITTING and DINING ROOM complete with sky light and large uPVC double glazed windows keeping natural light within the room. Just off from here the KITCHEN can be found with INTEGRATED COOKING APPLIANCES and access into the gardens. The very rear of the home is occupied by TWO DOUBLE BEDROOMS both of which having use of the THREE PIECE BATHROOM and SEPARATE WC. The rear garden is FULLY ENCLOSED and PRIVATED due to its setting with attractive lawn and colourful planting borders creating an inviting external space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Link-Detached Bungalow
- Gas Central Heating Boiler Installed March 2025
- 19' Sitting/Dining Room With Sky Light
- Kitchen With Ample Storage & Integrated Cooking Appliances
- Three Piece Bathroom & Separate WC
- Two Double Bedrooms
- Fully Enclosed & Private Rear Garden
- Driveway & 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 is set back from the street where a manicured front garden offers lawn and planting beds whilst a tarmac driveway sits towards the left of the home leading towards the garage.



## THE GRAND TOUR

Stepping inside the porch entrance is the first space to greet you ideal for hanging coats and slipping off shoes whilst a handy two piece WC sits immediately to your right featuring a front facing frosted glass window, low level radiator, vanity storage and plumbing for a slimline washing machine. The main living space emerges to the left of the home in the form of a 19' sitting and dining room complete with large uPVC double glazed windows to the front of the home and skylight to the rear keeping natural light a theme within this room. Its large conventional space is conducive to a potential choice of layouts where both a sitting and dining room suite could easily be accommodated. Just off from the sitting room is the kitchen complete with a mixture of wall and base mounted storage units set around tiled splashbacks where an integrated oven and hob are paired with an extraction hood above whilst leaving room for further freestanding appliances such as the fridge/freezer. An access door comes next to this taking you into the rear garden whilst the newly installed gas central heating boiler sits towards the corner of the room.

Heading into a secondary lobby off from the living area a floor to ceiling storage space sits to your right in front of the three piece family bathroom suite with a fully tiled surround, tall wall mounted heated towel rail, ample vanity storage plus shower head mounted over the bath. The very rear of the home offers two well proportioned double bedrooms with the larger coming to the left boasting built in wardrobes - this space overlooks the rear garden through uPVC double glazed windows whilst the slightly smaller room sat just next door is still more than large enough to accommodate a double bed with the addition of built in wardrobes and a rear facing aspect.

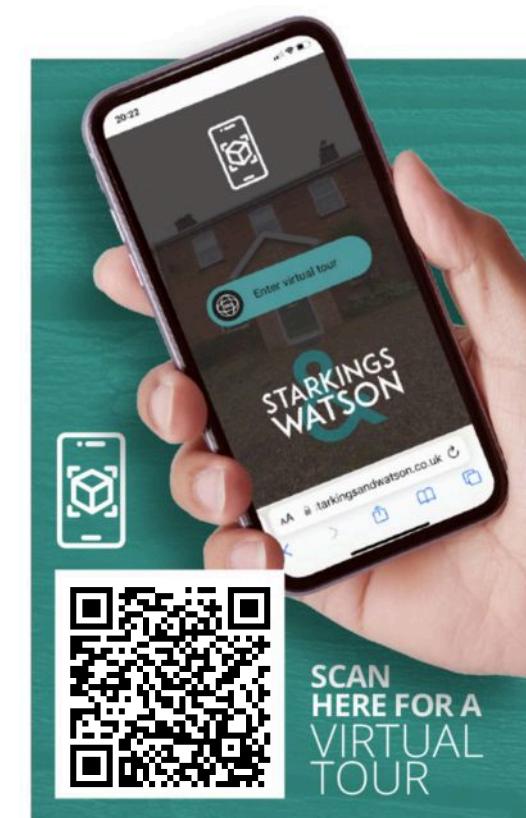
## FIND US

Postcode : NR18 0JW

What3Words : ///pacifist.enjoyable.lock

## VIRTUAL TOUR

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



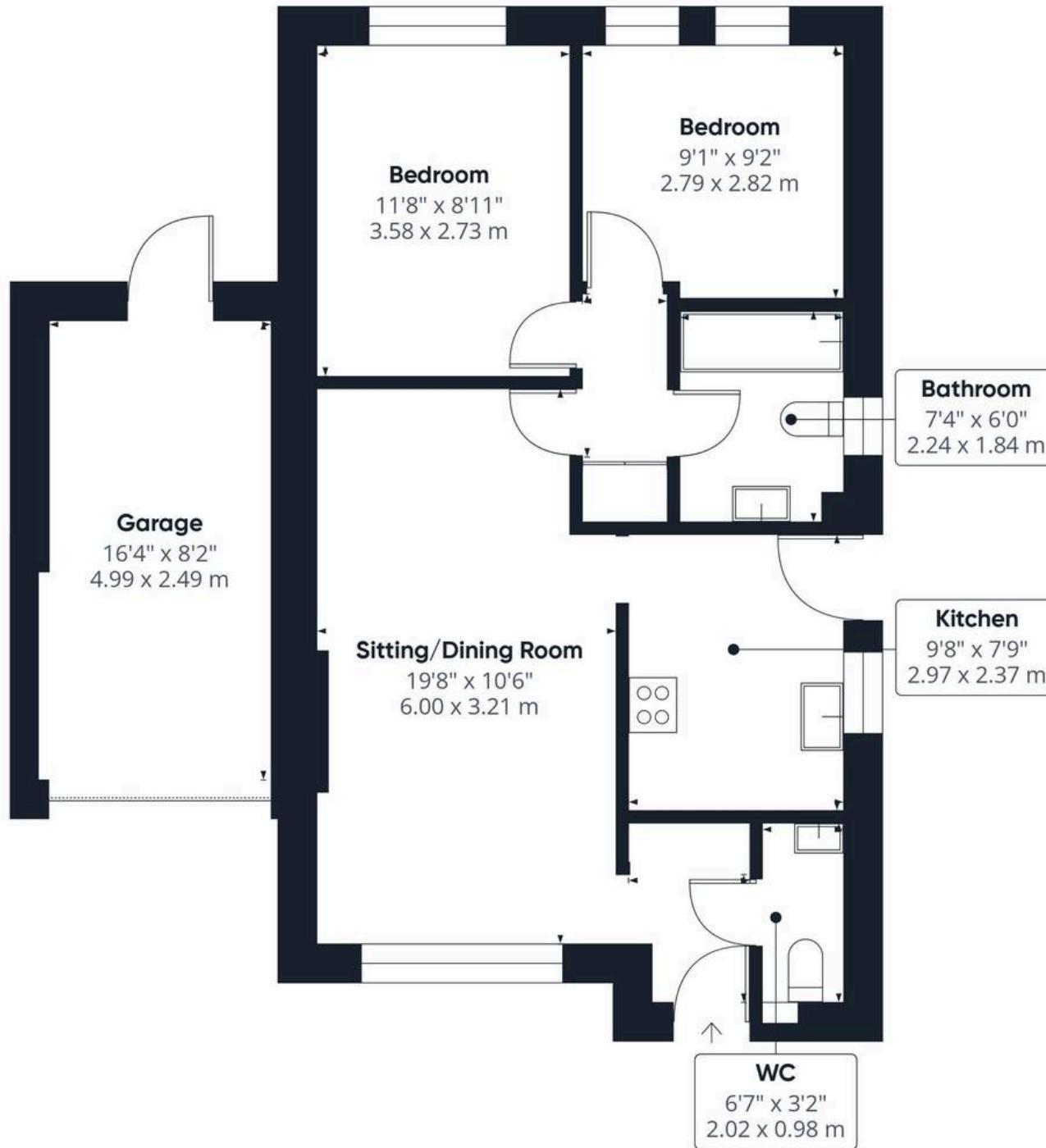




## THE GREAT OUTDOORS

The rear garden is offered in an attractive condition where timber panel fencing wraps around the garden keeping it fully enclosed and private. A lawn space sits towards the very centre of the garden whilst well looked after planting beds occupy the perimeter of the home creating a colourful and inviting area. Nestled in the very corner a timber and glass summer house can be found sat on top of hard standing whilst a secondary patio area sits just behind the garage with personal access door taking you inside.





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

722 ft<sup>2</sup>  
67.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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



## Starkings & Watson Hybrid Estate Agents

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