



Holly Blue Road, Wymondham - NR18 0XJ



Holly Blue Road

Wymondham

This GROUND FLOOR APARTMENT offers an ideal setting for SINGLE-STOREY LIVING, situated within walking distance to the town centre and conveniently close to the A11 for easy commuting. The property boasts ALLOCATED PARKING alongside ample on-road parking for visitors. Inside, WELL KEPT COMMUNAL AREAS lead to the private HALL ENTRANCE with USEFUL BUILT-IN STORAGE. A spacious 14' OPEN PLAN SITTING/DINING ROOM welcomes you and offers PRIVACY with front facing WINDOW SHUTTERS, leading to a light and bright KITCHEN, complete with INTEGRATED COOKING APPLIANCES and the 2023 installed CENTRAL HEATING BOILER. TWO comfortable DOUBLE BEDROOMS provide ample space for relaxation, complemented by a FAMILY BATHROOM featuring a convenient SHOWER. Residents will enjoy the use of communal low maintenance gardens, perfect for peaceful outdoor enjoyment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Apartment Ideal for Single Storey Living
- Walking Distance to Town Centre & Close to A11
- 14' Open Plan Sitting/Dining Room
- Light & Bright Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower
- Communal Low Maintenance Gardens
- Allocated Parking & Ample On Road 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

Set behind a tree lined frontage with well manicured front hedging, this immaculately kept block of apartments offers an attractive facade with residents parking to the rear and secure entry intercom allowing access to the communal areas.

THE GRAND TOUR

Once inside, the hall entrance provides a front and rear ground floor access with a door to the private apartment itself. The carpeted hall entrance offers the ideal meet and greet space with two built-in storage cupboards and access leading to the bedroom, bathroom and living accommodation. Fully open plan, the sitting/dining room and kitchen offer a light and bright feel with attractive window shutters to the front aspect. The main living space is finished with fitted carpet and a feature fireplace whilst the kitchen continues with vinyl flooring underfoot and ample space for a dining table. The kitchen units offer an L-shape arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven with an extractor fan above. Space is provided for general white goods including a fridge freezer and washing machine, with the wall mounted gas fired central heating boiler tucked away to one side. The two bedrooms are both finished with fitted carpet and double glazing, with the larger including a triple run of built-in wardrobes. Completing the property is a spacious family bathroom with a white three piece suite including an electric shower and mixer shower tap over the bath with a glazed shower screen and tiled splash-backs, vinyl non slip flooring underfoot, storage under the hand wash basin and a heated towel rail.

FIND US

Postcode : NR18 0XJ

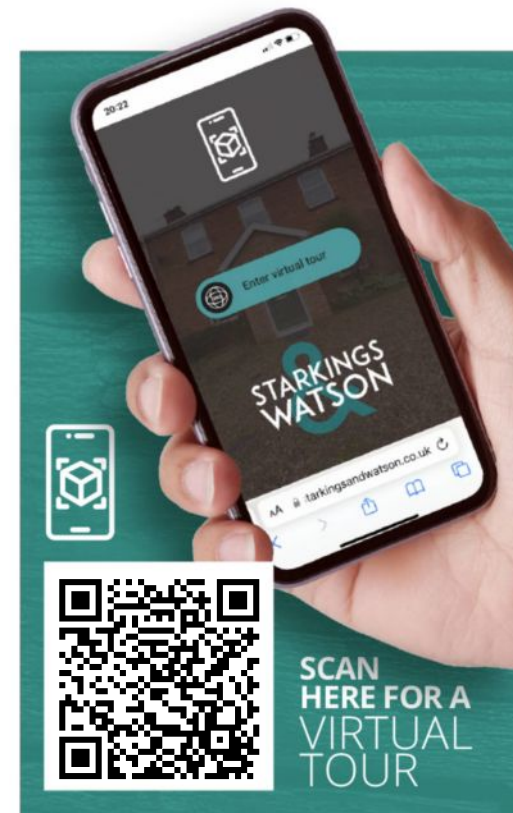
What3Words : [///tango.crisis.videos](https://www.what3words.com/#!/tango.crisis.videos)

VIRTUAL TOUR

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

AGENTS NOTES

The property enjoys the remainder of a 104 year lease, with a £125 PA ground rent. Service charges for the upkeep of the property, green spaces and insurances are charged at £1800 PA.



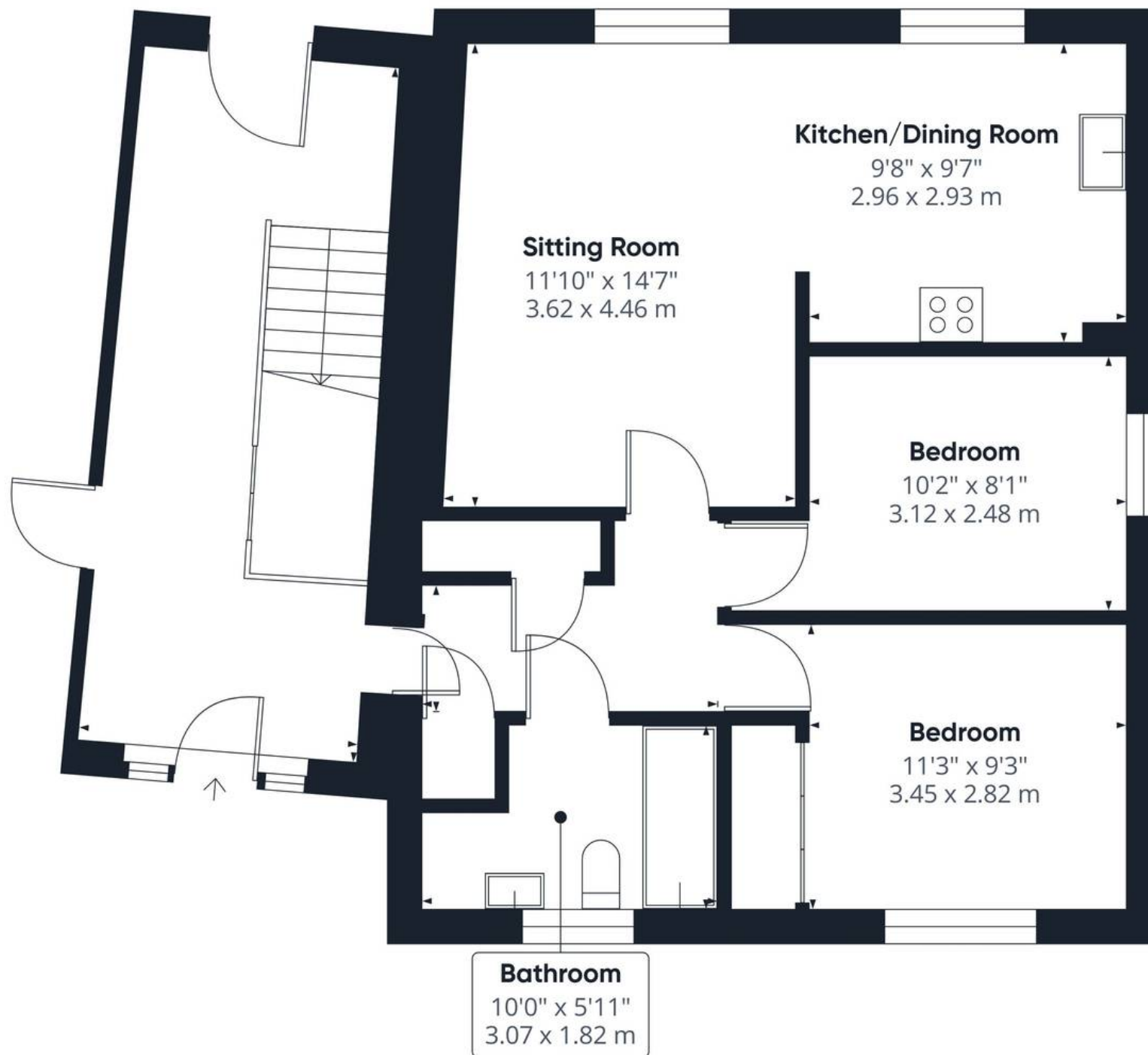




THE GREAT OUTDOORS

Communal gardens can be found to the rear of the property with space for bike storage, bins and drying of washing. Potential exists to utilise a bistro set to the front and rear if desired. Allocated parking is provided for one vehicle.





Approximate total area⁽¹⁾

790 ft²

73.4 m²

(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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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