



6 | Huxley Mead | Wymondham | NR18 0GZ

£995 PCM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Description

This 2 bedroom semi-detached property is located in a modern development within a cul de sac location, offering easy access to Wymondham town centre, the A11, and the city. The property features a well-proportioned kitchen with integrated appliances, including an oven, hob, washing machine, and fridge/freezer. The generous lounge benefits from under-stair storage, while the main bedroom includes built-in storage. A ground floor WC and first floor bathroom add to the convenience of this home. The property also benefits from double glazing and gas central heating.

Externally, the property enjoys side-by-side parking spaces outside the entrance, with an enclosed rear garden. The home is situated near a man-made drainage lake and a childrens play park, with easy access to Wymondham & Hethersett plus the A11. This property offers modern living in a sought-after location.

## Key features

- Modern 2-bedroom semi-detached property
- 12'9 kitchen with integrated oven, hob, washing machine, and fridge/freezer
- Generous lounge with under-stair storage
- Main bedroom includes built-in storage
- Ground floor WC and first floor bathroom
- Gas central heating via a Combi boiler
- Side-by-side parking spaces outside the entrance,
- Enclosed rear garden
- Convenient location for Wymondham town centre, A11, and city access
- Available Mid June



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.