



31 | Magpie Place | Wymondham | NR18 9FU

Guide Price £230,000



The Features

- Guide Price £230,000 - £240,000
- Well presented two bedroom semi detached property
- 25'5 open plan lounge/kitchen with double doors into the garden
- Modern fitted kitchen area with breakfast bar
- Stylish modern kitchen area complete with a breakfast bar
- Two double bedrooms, including main bedroom with open wardrobe space
- Contemporary bathroom plus convenient ground floor WC
- Enclosed 28'6" rear garden featuring a generous hand-built shed
- Tandem driveway parking for two cars directly behind the property
- Gas central heating, double glazing, and the remainder of the NHBC warranty

About the Property

This well presented semi detached 2 bedroom home is set within a popular modern development on the outskirts of Wymondham. The property features a bright triple aspect open plan living area with under stair storage and patio doors opening onto the rear garden.

The modern fitted kitchen offers contemporary units, integrated oven, hob and extractor, along with space for an undercounter fridge and undercounter freezer cleverly built into the breakfast bar – an excellent additional feature added by the current owners to maximise storage and usability. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the home provides two generous double bedrooms, including a main bedroom with open wardrobe hanging space, as well as a contemporary family bathroom with a shower over the bath. With gas central heating, double glazing and the remainder of the NHBC warranty, this home offers comfortable and modern living throughout.





The Outside

The property sits on a corner plot, perfectly positioned with the rear garden measuring approximately 14'6" x 28'6". The garden includes a hand-built storage shed, a patio area at the rear and a flower border to one side, along with an outside tap for convenience. It is enclosed by a brick wall to the side and rear, with a side gate providing easy access. A tandem driveway providing parking for two cars is positioned directly behind the garden.

Location Overview

Magpie Place is located within a modern development on the edge of the historic market town of Wymondham. This attractive residential area offers an ideal balance of contemporary living and community spirit, with parks, open spaces and a new school all close by.

Wymondham's charming town centre features a wide range of independent shops, cafés, pubs and restaurants, along with a traditional weekly market that adds to its friendly, local character. Families are well served by excellent nearby schools, including Ashleigh Primary School and Wymondham High Academy.

For everyday convenience, the area provides access to local healthcare services, supermarkets and leisure facilities. Wymondham railway station is just a few minutes away, offering direct routes to both Norwich and Cambridge, making the location ideal for commuters. The A11 is also easily accessible, providing quick road links to Norwich, Cambridge and London.

Directions

Heading out of Wymondham on Silfield Road, continue under the railway bridge and follow the road as it bears left and becomes Swallow Drive. Turn right onto Magpie Place, where the property can be found on the left-hand side on the corner.



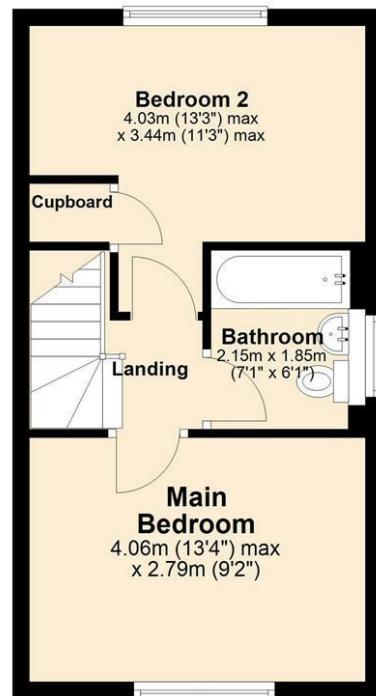
Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



First Floor

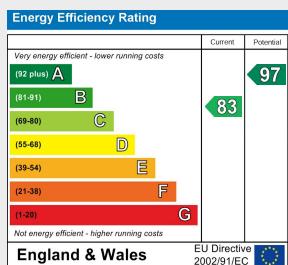
Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 62.5 sq. metres (672.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: B

Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ

sales@butterflyhomes.co.uk

www.butterflyhomes.co.uk

01603 870870

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN



rightmove

ZOOPLA