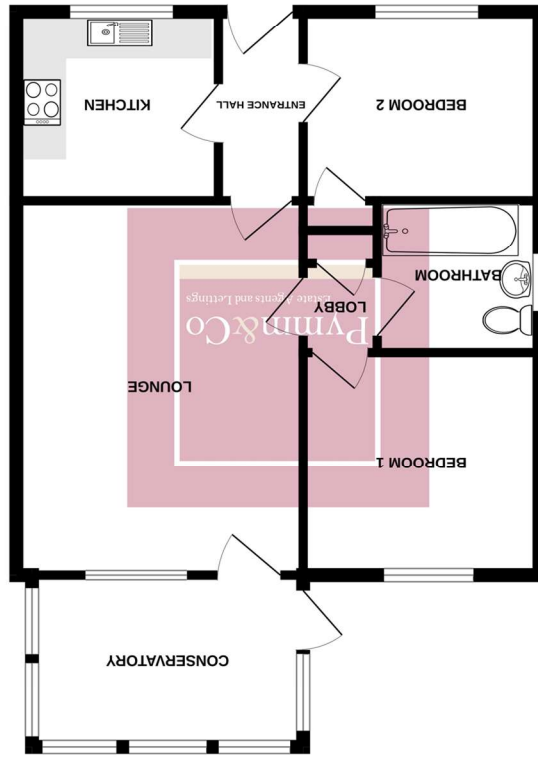


This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must comply with the Landmark Code.



GROUND FLOOR



This renovated and updated two bedroom semi detached bungalow is tucked away in a quiet cul-de-sac on the outskirts of Wymondham. The accommodation features an entrance hall leading to a modern fitted kitchen, a spacious lounge/diner, and an adjoining conservatory that enhances the living space. The property also offers two comfortable bedrooms and a newly fitted bathroom. Benefiting from gas central heating and double glazing throughout. The bungalow provides all year round comfort and energy efficiency. Outside, the property boasts an enclosed front garden, a side garden, and an attractive rear garden that enjoys a high degree of privacy. A single driveway offers off road parking for two cars. This lovely bungalow, offered with No Onward Chain, would make an excellent retirement property or a perfect first time purchase, combining modern living with a peaceful setting.

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Property details

Location

This semi detached bungalow is situated on the peaceful outskirts of Wymondham, offering a perfect blend of tranquility and convenience. It is located within close proximity to local shops, a welcoming pub, schools, and a doctor's surgery, ensuring that everyday essentials are within easy reach. The historic marketplace at the heart of Wymondham, with its charming array of independent shops and cafés, is just a fifteen minute walk away, making it easy to enjoy the town's rich heritage. The property also benefits from excellent public transport links, with regular services into the surrounding areas, and offers easy access to the A11, making commuting or travelling further afield hassle free. This ideal location combines the comforts of village life with the convenience of nearby amenities and transport connections.

Accommodation

Front Door to:

Entrance Hall

Doors to kitchen, bedroom two and lounge/diner.

Kitchen

10'1" (3.07m) x 7'2" (2.18m)

Double glazed window to front newly fitted range of wall and base units with worktops over, single sink and drainer with mixer taps over, space for washing machine and fridge/freezer, insert for four ring electric hob with extractor hood over, electric oven and grill, wall mounted gas boiler.

Bedroom Two

8'2" (2.49m) x 6'8" (2.03m)

Double glazed window to front, built in cupboard.

Lounge/Diner

15'5" (4.7m) x 10'0" (3.05m)

Double glazed window to rear, part glazed double glazed door leading to conservatory.

Conservatory

10'0" (3.05m) x 6'6" (1.98m)

Single glazed conservatory with door to rear garden.



Lobby

Storage cupboard, doors to bedroom one and the bathroom.

Bedroom One

12'3" (3.73m) x 8'3" (2.51m)

Double glazed window to rear.

Bathroom

Double glazed window to side, panelled bath with electric shower over and glazed shower screen, low level WC, hand wash basin, tiled splashbacks.

Outside

Lawned with shrub and flower borders, enclosed by brick walling and hedging, path to front door with canopy entrance porch and courtesy light, path leading to side and rear gardens. Private gardens laid to lawn with two timber decked patio areas, shrub and flower borders, timber garden shed, outside power point and security light, all enclosed by fencing. Parking: Shingled driveway providing off road parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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