



Goshawk Rise, Wymondham, NR18 9FG

welcome to

Goshawk Rise, Wymondham

William H Brown is delighted to present this two-bedroom house, situated on a popular development in Wymondham and within easy walking distance to Wymondham rail station.



Description

This two-bedroom property is still within the NHBC Warranty due to being a recent build on a popular development in Wymondham and is situated within a short walk to the local rail station. The house comes with two allocated parking spaces, a small front garden, and a larger fully enclosed rear garden with rear gate access.

Inside the house has open plan living throughout the kitchen and lounge areas, making for a bright and airy environment. French doors look onto the rear garden, with the Kitchen area at the front of the property. Upstairs two well-sized bedrooms and a family bathroom, are perfect for a young family or for home workers looking to house an home office.

In close proximity to the town centre of Wymondham and benefiting from all the local amenities and supermarkets. Near to transport links and access to the A11 for Norwich or Cambridge, makes this property a great choice for commuters. This well-located property benefits from a brand new primary school -Silfield Oak Primary Academy- set to open in September and is within walking distance of the front door, making it an ideal choice for families and as a fantastic investment opportunity.

Entrance Hall

Leading to social areas. Stairs. Downstairs WC.

Cloakroom Lounge

14' 2" x 13' 3" (4.32m x 4.04m)

Open living room/diner. French doors to garden.

Kitchen

9' 10" x 6' 2" (3.00m x 1.88m)

Open living Kitchen area. Window to front aspect.

Bedroom One

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom at rear. Rear facing window.

Bedroom Two

13' 3" x 8' 4" (4.04m x 2.54m)

Bathroom

Three piece suite

Rear Garden

Green rear garden with rear access.

Agent Note

Annual management service charge, ask agent for more details



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- ** Offers in excess of £230,000 - 240,000 **
- Two-bedroom house
- Enclosed rear garden
- Allocated parking for two cars
- Within NHBC Warranty
- Popular housing development - Management fee may be applicable
- Walking distance to Wymondham rail station

Tenure: Freehold EPC Rating: B Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM108391 - 0017

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