



15, Burdock Close, Wymondham, Norfolk, NR18 0YE

Guide Price £300,000

- THREE BEDROOM SEMI DETACHED
- LIVING ROOM AND SEPARATE DINING ROOM
- UTILITY ROOM
- GARAGE
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- GARDEN

15, Burdock Close, Wymondham NR18 0YE

This charming three bedroom semi detached home is perfectly situated near Wymondham's amenities, bustling town centre, schools, and excellent road and rail links. Inside, the property features well kept living spaces, including a kitchen, dining room, utility room, and a light filled lounge with dual aspects and double doors that open to the garden. The exterior offers a generous garden space and a garage.



Council Tax Band: C



DESCRIPTION

This inviting three bedroom semi detached family home enjoys an ideal location close to Wymondham's amenities, town centre, schools, and convenient road and rail connections. The property offers well maintained accommodation, including a kitchen, dining room, utility room, and a bright, dual aspect lounge with double doors leading to the garden. Outside, you'll find a spacious garden and a garage.

LOCATION

Wymondham is a vibrant historic market town located around nine miles southwest of Norwich, conveniently positioned just off the A11. The town proudly maintains its traditional market town charm, hosting a weekly market every Friday and a monthly Farmers' Market on Saturdays. Wymondham boasts an array of impressive period buildings, along with a diverse selection of shops and amenities to cater to various needs. The town is also home to several highly regarded schools, including Robert Kett, Ashleigh, Browick, Wymondham College, and Wymondham Academy.

ENTRANCE HALL

Wooden door with stained glass panels, carpeted, stairs to first floor landing, down stairs wc, entrances to lounge and dining room.

DOWNSTAIRS CLOAKROOM

Wooden door, vinyl flooring, hand wash basin, WC, radiator.

DINING ROOM

uPVC double glazed window to front, carpeted, radiator, thermostat.

KITCHEN

uPVC double glazed window to rear aspect, vinyl flooring, wall and base units with counter over, one and a half bowl sink with drainer, four ring gas hob with extractor over, electric oven, fridge freezer.

UTILITY

Wooden door with double glazed obscured glass leading to garden, boiler, washing machine, stainless steel sink with drainer.

LOUNGE

Dual aspect to front and rear, with uPVC double glazed window and French doors leading to garden, carpeted, radiator, electric fire with marble hearth and wooden mantle.

STAIRS TO FIRST FLOOR AND LANDING

uPVC double glazed window to rear aspect, carpeted, radiator, entrances to bedrooms and family bathroom, airing cupboard.

BATHROOM

uPVC double glazed window with obscured glass, vinyl flooring, radiator, extractor, wc, pedestal hand wash basin, panelled bath with shower over and connected to mains water.

MAIN BEDROOM

uPVC double glazed window to front aspect, carpeted, radiator, built in wardrobe, en suite.

EN SUITE

uPVC double glazed window with obscured glass, vinyl flooring, radiator, free standing shower connected to mains water, pedestal hand wash basin, WC, extractor.

BEDROOM TWO

uPVC double glazed window to front aspect, carpeted, radiator.

BEDROOM THREE

uPVC double glazed window to front aspect, carpeted, radiator.

GARAGE

Up and over door, courtesy door.

EXTERNAL

To the rear of the property is a large garden, mostly laid to lawn and access to the garage via a courtesy door.

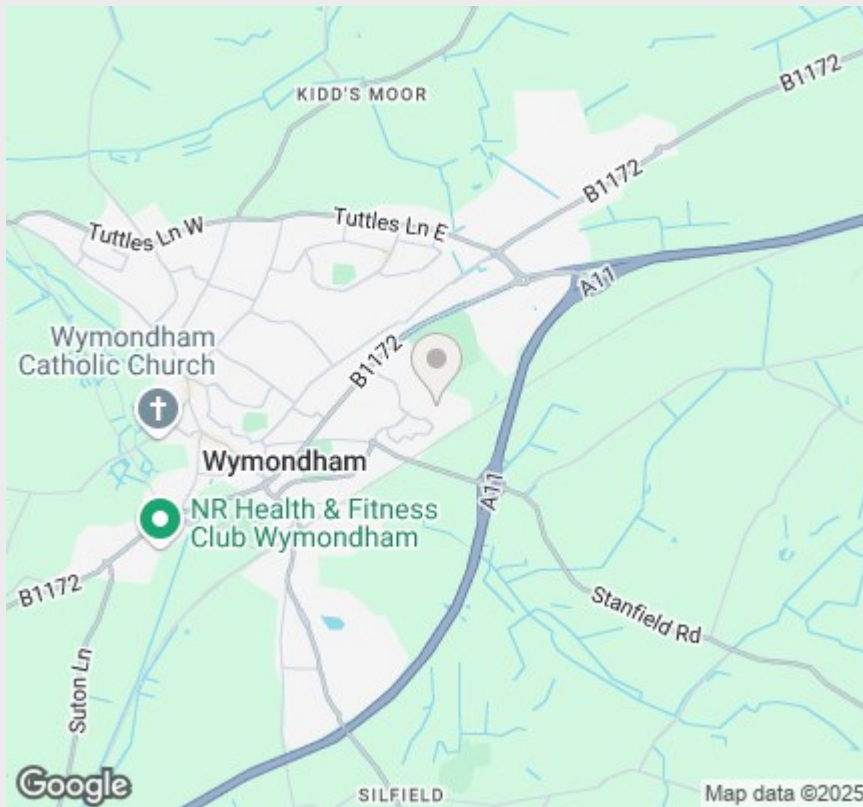
AGENTS NOTES

Freehold

Mains drainage

Gas and Electricity connected

Council Tax: South Norfolk district council Band C



Viewings

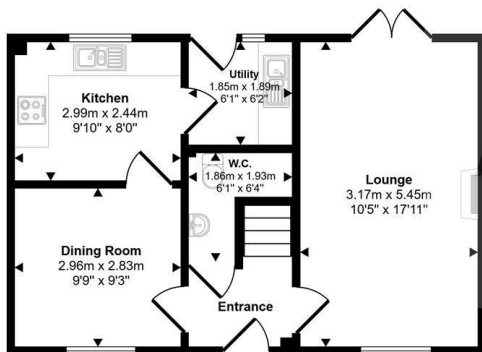
Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

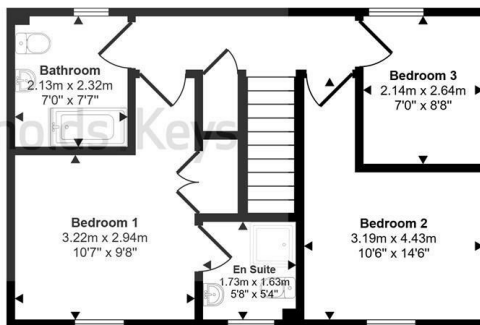
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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	

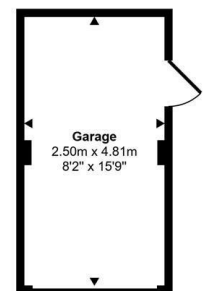
Approx Gross Internal Area
103 sq m / 1109 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft



First Floor
Approx 46 sq m / 494 sq ft



Garage
Approx 12 sq m / 129 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

