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**ICONIC**  
ESTATE AGENTS

Reeve Way, Wymondham  
OIEO £260,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Immaculate Semi Detached House
- Hall Entrance With Downstairs Cloakroom
- Three Bedrooms With Master En-Suite
- Modern Kitchen/Dining Room
- Spacious Lounge
- Modern Bathroom Suite
- Low Maintenance Enclosed Rear Garden
- Driveway Offering Ample Parking
- Excellent Transport Links
- EPC Rating B / Council Tax Band C



## Description

Iconic are delighted to bring to market this three bedroom semi detached home in Wymondham.

Situated on a popular modern development, this great house is offered in modern condition throughout and is also offered with no onward chain and is under NHBC guarantee.

The accommodation comprises; entrance hallway with stairs rising to the first floor, door to the sitting room and a further door which leads to the downstairs cloakroom. The sitting room is generous in size with a door leading to the kitchen/dining room, understairs storage cupboard and a window to the front aspect. The kitchen/dining room is located to the rear aspect and is fitted with a range of modern wall and base units, with roll top work surfaces above and plenty of space for appliances. Ideal for entertaining this great space has ample room for a dining table and there are French doors which open to the rear garden.

To the first floor there is a landing with airing cupboard and doors which lead to all further rooms. All three bedrooms are good proportions with the master bedroom benefitting from an ensuite shower room. Furthermore, there is a modern bathroom with three piece white suite.

## Outside

Outside to the front aspect there is a generous brick weave driveway which provides ample off road parking.

To the rear there is a low maintenance garden which features a patio area providing seating and artificial grass. The garden is enclosed by timber fencing with side access and a garden shed.

## Location

Wymondham is a popular market town situated 12 miles south west of Norwich and has excellent links to the A11 and rail links to London. There are four primary schools together with Wymondham Grammar School and Wymondham High School. There are many parks and playgrounds, public library, Wymondham Town Football and Rugby Clubs.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

South Norfolk Council, The Horizon Centre, Broadland Business Park, Peachman Way, NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

From the B1172 Norwich Road, turn into Albin Way and follow the road round. Turn into Carpenter Close which becomes Reeve Way and the property can be found on the right hand side.

## Agents Notes:

There is a communal service charge for the development paid annually of approx. £150pa

