

Ben Allman
Estate & Letting Agents



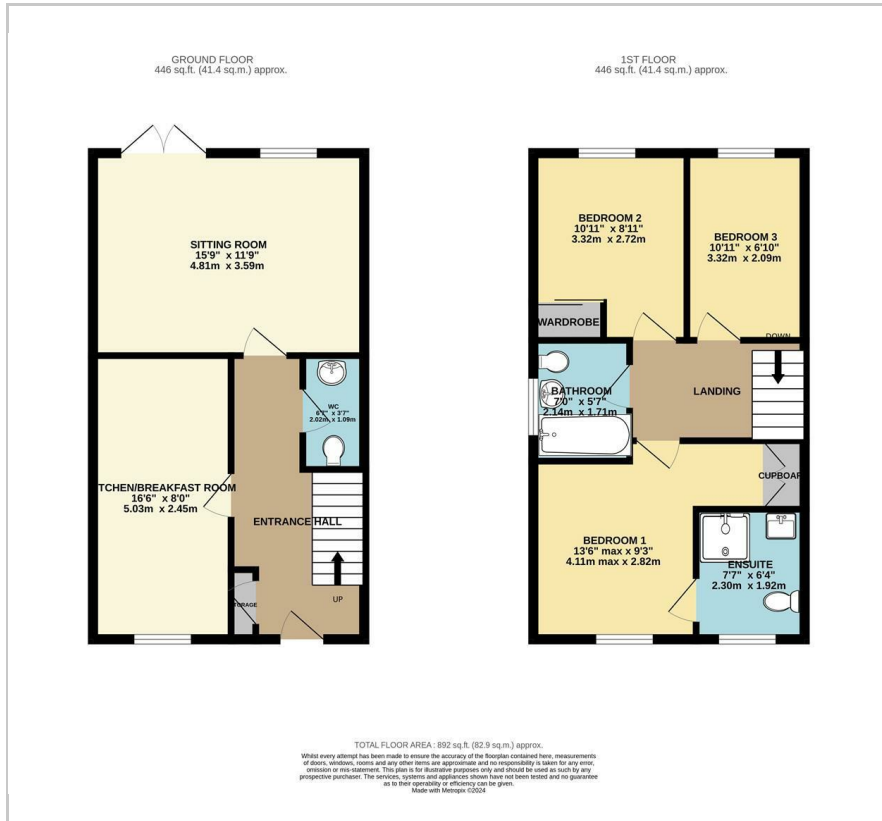
13 Exige Way

Wymondham, NR18 9ND

Offers in excess of £260,000



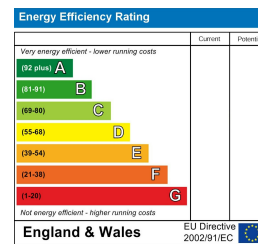
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Overlooking The Green
- Solar Panels To Assist With Water Heating System
- Kitchen/Diner
- EPC - C (80)
- Garage
- En-Suite To Master Bedroom
- Short Walk To Train Station



Perched elegantly overlooking the verdant greenery, this impeccably presented 3-bedroom semi-detached home offers a perfect blend of comfort, convenience, and contemporary living. Ideally situated just a short stroll away from Wymondham train station and the bustling town centre, this residence epitomises modern suburban living.

As you step inside, you're greeted by a spacious interior exuding warmth and style. The ground floor boasts ample living space, with a generously sized kitchen/diner serving as the heart of the home. Ideal for culinary enthusiasts and casual dining alike, this area offers the perfect setting for family gatherings and entertaining guests. Adjacent, the inviting sitting room features patio doors leading to the rear enclosed garden, inviting natural light to fill the space and creating a seamless transition between indoor and outdoor living. A convenient WC completes the ground floor layout, adding practicality and functionality to the home.

Venturing upstairs, you'll find a tranquil sanctuary in the form of the master bedroom, complete with its own en-suite bathroom. Two additional bedrooms offer versatility and comfort, while a well-appointed family bathroom ensures convenience for all residents.

Outside, the rear garden provides a private retreat for relaxation and recreation, with paved surfaces offering low-maintenance upkeep and gated access to the rear parking space and garage. The large garage to the rear of the property provides secure storage for vehicles and additional belongings, while solar panels contribute



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