

Astley & co



5 Elan Close
Wymondham

Price: £265,000

Information

Extended, SEMI-DETACHED house with THREE BDROOMS, TWO RECEPTION ROOMS and CONSERVATORY occupying a cul-de-sac location and with NO ONWARD CHAIN. This property is decorated in neutral tones, is light, bright and airy and enjoys a great spot overlooking THE GREEN SPACE. The lounge features a decorative fireplace, and a spacious kitchen and dining area opening onto a conservatory.

The Conservatory is a Victorian style with French doors to the garden. Gas central heating via a Combi boiler & double glazing plus boarded loft with ladder & light.

Two of the three bedrooms with integral wardrobes. Detached single garage, currently subdivided by a partition wall. Off road parking on the driveway. Enclosed rear garden with decking & lawn.

Within easy reach of the town centre, with children's play area close by. Close to the railway station for an easy commute to Norwich, Cambridge & other destinations. Energy Performance Rating C.

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ESTATE AGENTS

Description

Entrance Hall

Cloakroom

Kitchen/Breakfast Room 9' 7" x 6' 6" (2.92m x 1.99m)

Dining Room 9' 7" x 8' 0" (2.92m x 2.43m)

Lounge 14' 9" x 11' 1" (4.49m x 3.38m)

Conservatory 9' 7" x 11' 4" (2.92m x 3.45m)

First Floor Landing

Bedroom 1 11' 3" x 10' 7" (3.44m x 3.23m) into recess

Bedroom 2 10' 9" x 9' 8" (3.28m x 2.94m) into recess

Bedroom 3 8' 1" x 6' 5" (2.47m x 1.95m)

Family Bathroom 6' 7" x 6' 5" (2.01m x 1.95m)

Summary of accommodation

- Semi Detached House
- Three Bedrooms
- Conservatory
- Detached Garage
- Good Sized Garden
- Overlooking The Green
- Gas Fired Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

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Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)

