



Holly Blue Road, Wymondham - NR18 0XJ

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Holly Blue Road

Wymondham

NO CHAIN. This WELL-PRESENTED GROUND FLOOR FLAT offers a fantastic opportunity for first-time buyers, downsizers, or investors, boasting a SPACIOUS 21' OPEN PLAN LIVING SPACE that is perfect for both relaxing and entertaining. As you enter from the central hallway a BRIGHT AND AIRY LOUNGE AREA, seamlessly flows into a FITTED KITCHEN complete with INTEGRATED COOKING APPLIANCES. Two GENEROUSLY SIZED BEDROOMS provide comfortable accommodation, each with ample room for storage and furnishings, while the NEWLY FITTED SHOWER ROOM features contemporary fixtures and a sleek finish. The thoughtful layout maximises space and light, creating a warm and welcoming atmosphere from the moment you step inside. Additional benefits include gas central heating, double glazing, and a secure entry system for peace of mind. This property also enjoys a prime location, just a SHORT WALK TO ALL AMENITIES AND THE TOWN CENTRE, ensuring everything you need is right on your doorstep.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Chain
- Ground Floor Flat
- 21' Open Plan Living Space
- Kitchen With Integrated Cooking Appliances
- Newly Fitted Shower Room
- Two Bedrooms
- Allocated Off Road Parking In Communal Courtyard
- Short Walk To All Amenities & Town Centre

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.



## SETTING THE SCENE

The property sits back from the street with a manicured and well presented frontage comprising an open green space complete with mature trees and pruned hedge border with a buzzer intercom entry system to the very front of the property. At the rear an open courtyard provides allocated off road parking with a secondary entrance here also.

## THE GRAND TOUR

Once inside, the central hallway is the first place to greet you granting access to all living accommodation within the property as well as two handy built in storage cupboards to the left hand side. Each of the double bedrooms can be found with the slightly smaller being the first from the hallway benefiting from double built in wardrobes and all carpeted flooring whilst the slightly larger bedroom sits towards the end of the hallway complete with further built in wardrobe storage, carpeted flooring and an attractive neutral décor. Sat just next door to the larger of the bedrooms is a newly modernized three piece shower room - the space has been fitted with attractive aqua board surround for ease of maintenance whilst vanity storage and a tall heated towel rail all accompany a walk in shower room complete with rainfall shower head.

The main living area comes in the form of a fantastic 21' open plan living space, this area is more than large enough to accommodate each a sitting and dining room suite with kitchen sat just behind. The sitting room itself overlooks the manicured green frontage through uPVC double glazed windows with large open carpeted floor space conducive to potential choice of layouts. Carpeted flooring gives way for hard wearing wooden effect flooring where a mixture of wan and base mounted cabinetry are presented with integrated oven and hob and extraction above, fully tiled splashback with space and plumbing remaining for further white goods and appliances.

## FIND US

Postcode : NR18 0XJ

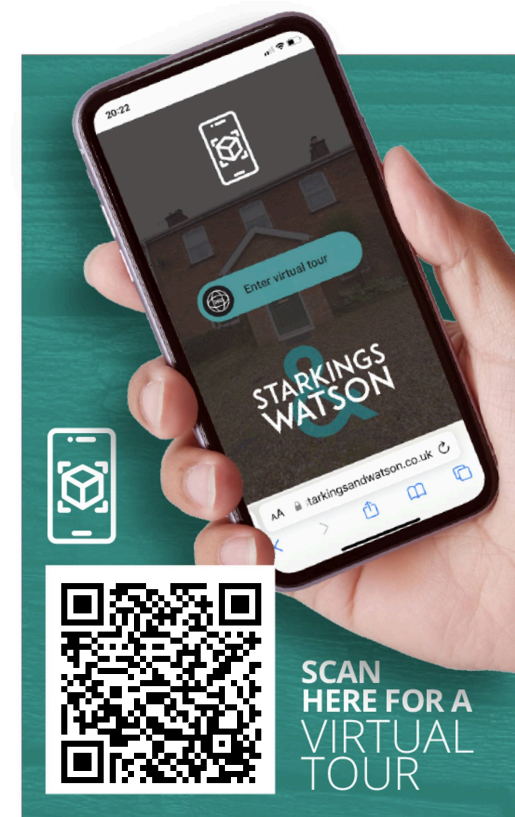
What3Words : ///shortens.porch.tequila

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property enjoys the remainder of a 100 year lease, with a £125 PA ground rent. Service charges for the upkeep of the property, green spaces and insurances are charged at approx. £1800 PA.



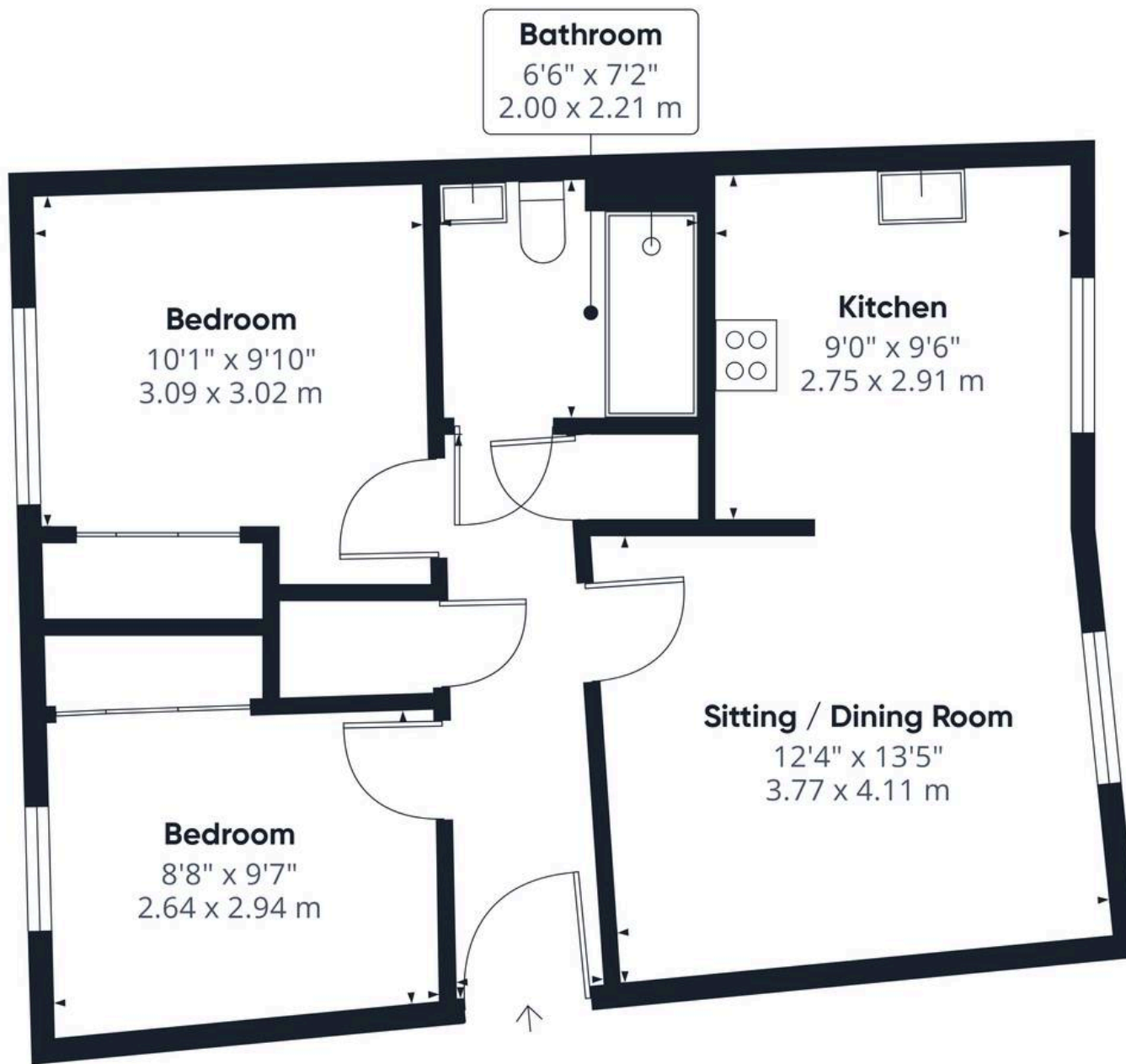




## THE GREAT OUTDOORS

There are no private garden spaces for the home however communal spaces can be enjoyed with a full range of amenities only a short walk away.





**Approximate total area<sup>(1)</sup>**

590 ft<sup>2</sup>  
54.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.