



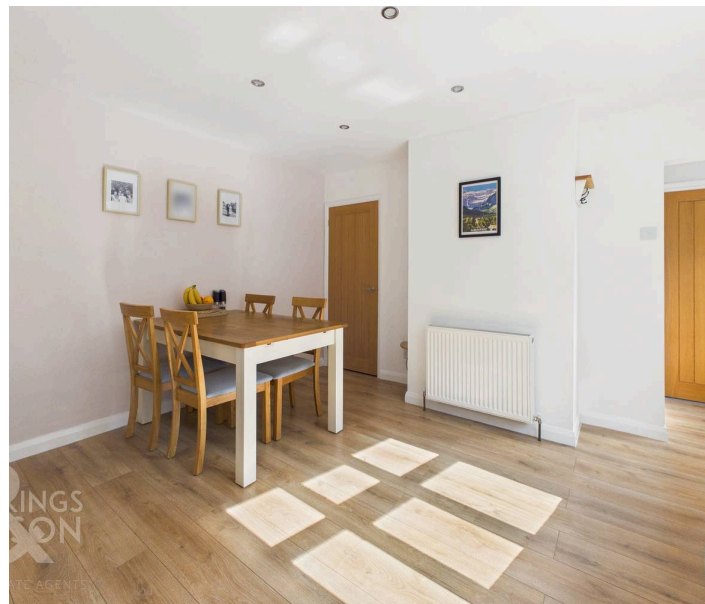
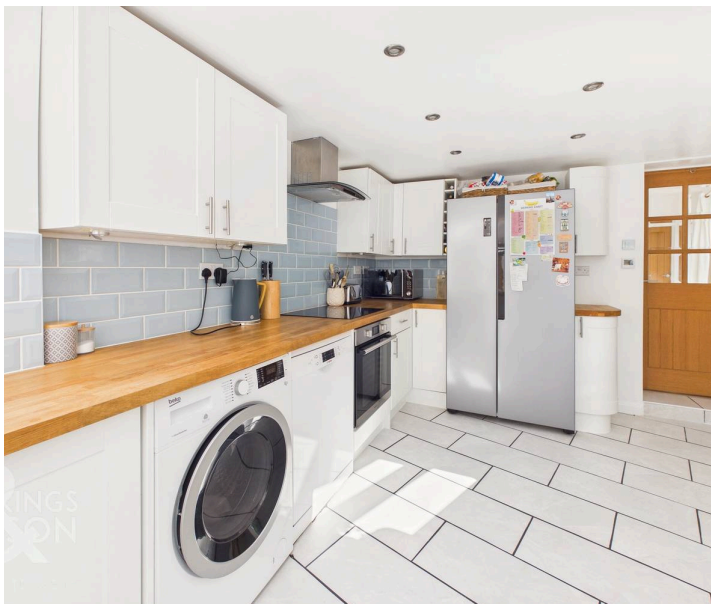
Elm Terrace, Wymondham - NR18 0QD



Elm Terrace

Wymondham

This BEAUTIFULLY RENOVATED END OF TERRACE PROPERTY is perfectly positioned within EASY WALKING DISTANCE TO THE TOWN CENTRE and all amenities, offering the ideal blend of convenience and comfort. Boasting TWO GENEROUS DOUBLE BEDROOMS, this home has been thoughtfully updated throughout, including NEW ROOF, NEW RADIATORS, LUXURIOUS CARPETS, and a CHARMING WOODBURNER, ensuring a warm and inviting atmosphere. The DUAL FACING SITTING ROOM is a standout feature, with plush updated carpets and a WOOD BURNING FIRE, creating a welcoming space for relaxation or entertaining. Step through the SEPARATE DINING ROOM into the STUNNING KITCHEN, where a GLASS SLOPING ROOF floods the space with natural light, and INTEGRATED COOKING APPLIANCES make meal preparation a pleasure. Enjoy the convenience of a MODERN GROUND FLOOR SHOWER ROOM and a LUXURIOUS FOUR PIECE FAMILY BATHROOM upstairs, benefiting from CONTEMPORARY UNDERFLOOR HEATING for year-round comfort. All windows are uPVC DOUBLE GLAZED, ensuring energy efficiency, peace and quiet. The rear garden is offered in an attractive yet low-maintenance condition creating the ideal space to sit and enjoy the warmer months with a full range of amenities and public transport links all within easy walking distance.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End of Terrace 2 Bedroom Property within Walking Distance to Town Centre & All Amenities
- Fully Renovated Including radiators, Woodburner, Carpets Any Fully Insulated Throughout
- Beautiful Kitchen with Glass Sloping Roof & Integrated Cooking Appliances
- Stunning Four Piece Family Bathroom Working Alongside A Ground Floor Shower Room
- Dual Facing Sitting Room With Updated Carpets & Wood Burning Fire
- Modern Underfloor Heating In The Kitchen & Bathroom With Double Glazed Windows
- Enclosed Low-Maintenance Flagstone Courtyard
- Close To Train Station With Links To Norwich, Cambridge & London

The property is in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. It is approximately 10 miles south west of Norwich, with rapid access to the A11. The town also has a train station with the Norwich to Cambridge railway lines. Excellent schools are available in the area, both Wymondham College & Wymondham High School, are highly thought of within the area.



SETTING THE SCENE

The home occupies a corner plot position with the main access door coming to the side of the home. Access can also be had into the rear garden through a communal alleyway running beyond the rear of the terrace of homes.

THE GRAND TOUR

Once inside, a small lobby-style entrance splits to take you into each the sitting and dining room, with stairs for the first floor laid with new carpeted flooring laid directly ahead. Through one of many newly hung oak internal doors, the sitting room sits to the right-hand side off the entrance, benefiting from a dual-facing aspect of uPVC double glazed windows allowing this space to retain natural light at any time of the day with plush carpeted flooring leaving more than enough room for potential choice of lay out of soft furnishings. Much like the rest of the home, this space benefits from updated modern gas central heating radiators with the added addition of a wood-burning fire, ideal for those cosier winter evenings. To the left-hand side of the entrance, a bright and welcoming dining room creates versatility of space on the ground floor - hardwearing wooden effect flooring, leaves more than enough room for a formal dining table with under-the-stair storage sat just behind.

To the rear of the home, a light-filled kitchen with underfloor heating, boasts wall and base-mounted cabinetry set around solid wood work surfaces with integrated cooking appliances to include an oven and hob with extraction above. Within the kitchen, freestanding appliances can include an American-style fridge freezer, with plumbing for both a washing machine and dishwasher, whilst the rear of the kitchen bathes in natural light courtesy of the part-vaulted glass ceilings. To the very rear of the property, a handy ground floor shower room has also been renovated to an incredibly high standard with roof mounted Velux window and tasteful décor adding convenience to this characterful home.

The first floor landing gives access to each of the two double bedrooms within the property with the larger of the bedrooms located at the very front of the home, again occupying a dual-facing aspect and a completely rejuvenated décor with updated carpeted flooring. Sat just off from the landing towards the middle of the home is a second double bedroom, again benefiting from a complete redecoration

with inviting décor, with both rooms being more than capable of hosting a double bed with additional soft furnishings and storage solutions. At the very end of the landing, a truly stunning four piece family bathroom suite has been created within the space, with all updated tiled walls and flooring giving way to a standalone bath and walk-in shower units complete with rainfall shower head, tall heated towel rail, sink with vanity storage, and Velux window allowing an easy flow of natural light.

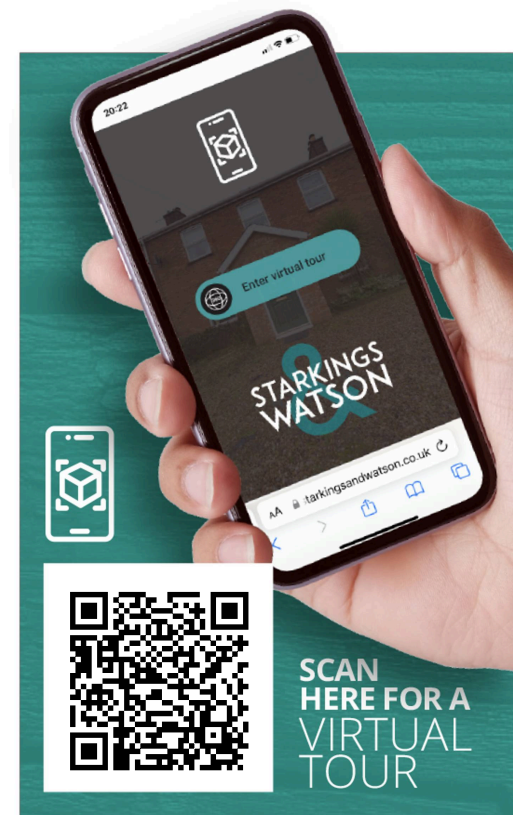
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VIRTUAL TOUR

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





THE GREAT OUTDOORS

Stepping out of the kitchen, you will find a pretty flagstone courtyard enclosed with picket fencing. There is room for a bistro style table and chairs to enjoy a coffee and potted plants to add colour.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

856 ft²

79.5 m²

(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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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