



Melton Road, Wymondham - NR18 0DB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Melton Road

Wymondham

NO CHAIN. This NEWLY REFURBISHED MID TERRACE HOUSE is ideally situated just a moment's walk from the TOWN CENTRE, offering convenience and comfort in equal measure. Step inside to discover a BRIGHT AND INVITING LIVING SPACE that flows seamlessly into a NEWLY FITTED KITCHEN, complete with INTEGRATED APPLIANCES perfect for modern living and entertaining. The property boasts TWO SIZEABLE DOUBLE BEDROOMS on the first floor, providing ample space for relaxation or working from home. The FULLY MODERNISED THREE PIECE BATHROOM SUITE is finished to a HIGH STANDARD, offering a touch of luxury to your daily routine. With its contemporary décor, quality finishes throughout, and thoughtful layout, this home is an IDEAL FIRST TIME PURCHASE, DOWNSIZE or BUY TO LET OPPORTUNITY with UPGRADED GAS CENTRAL HEATING and RADIATORS adding further modern convenience.



Residents will appreciate the proximity to LOCAL AMENITIES, SCHOOLS, and excellent TRANSPORT LINKS via the A11, ensuring easy access for commuters and families alike while a low-maintenance courtyard garden backs onto potential on street parking spaces.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid Terrace House Situated A Moments Walk From The Town Centre
- Newly Refurbished Throughout To A Good Standard
- Two Sizeable Double Bedrooms On The First Floor
- Newly Fitted Kitchen With Integrated Appliances
- Fully Modernised Three Piece Bathroom Suite Finished To A High Standard
- Ideal First Time Purchase, Downsize Or Buy To Let Property
- Close To Local Amenities, Schools and Transport Links Via The A11



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 property is set back from the street with a planted frontage suited for colourful shrubbery and flowering plants, with potential off-road parking to the front and rear of the home.

THE GRAND TOUR

Once inside, the recently refurbished decor becomes apparent, with bright neutral finishes and light carpeted flooring. To the front of the home, recently updated uPVC double-glazed windows are accompanied by newly fitted radiators, with the cupboard off to the side featuring the modern gas central heating combination boiler. Stairs to the first floor lead you through to two double bedrooms, each off the landing, offering more than enough room for a double bed and additional soft furnishings.

Through the rear of the sitting room, a fully modernised kitchen offers sleek cabinetry mounted at both base and eye level, with solid wooden work surfaces, finished with integrated appliances to include an oven and hob with extraction above, and inset sink with space remaining for further freestanding appliances. A stunning bathroom renovation appears to the very rear of the home, featuring a shower head and glass screen mounted over the bath, with attractive tile finishing and tall heated towel rail.

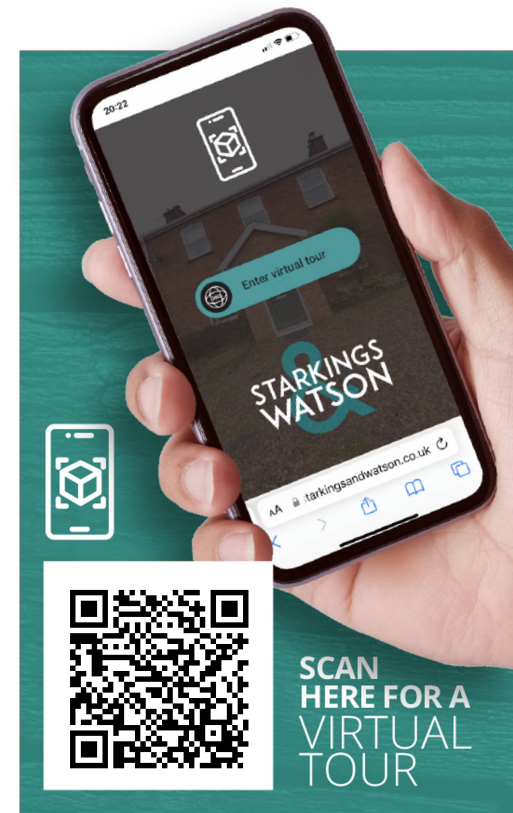
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VIRTUAL TOUR

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



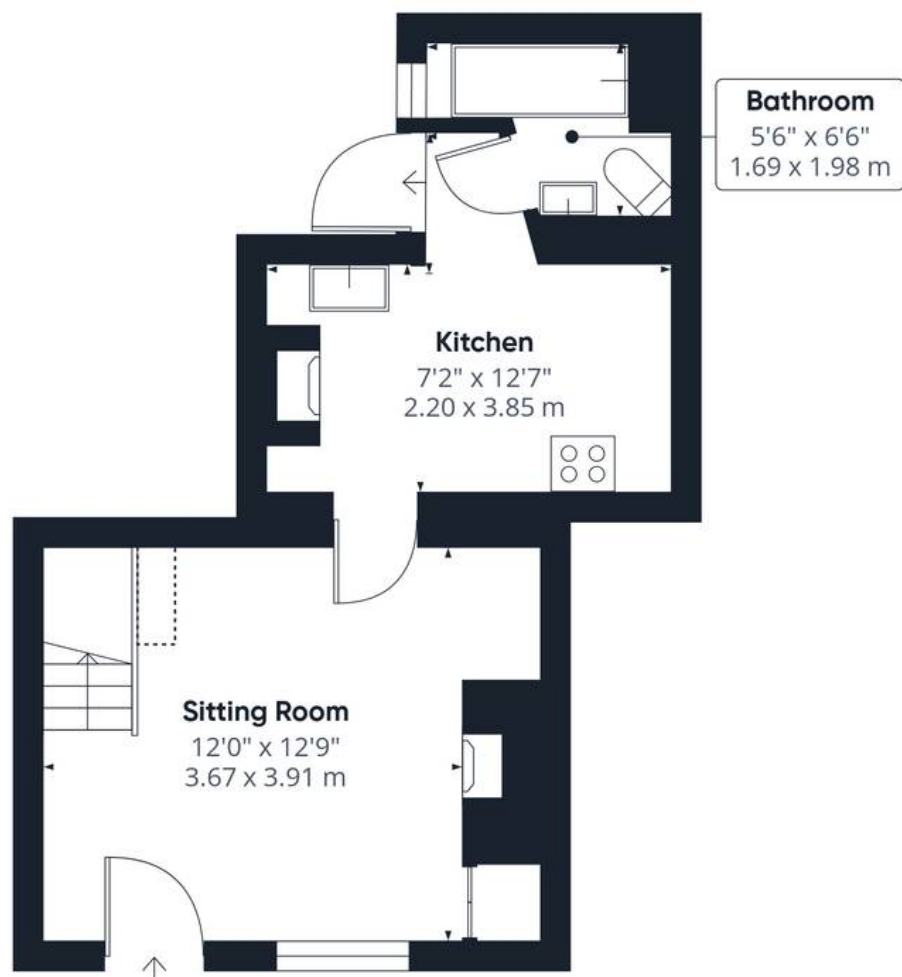




THE GREAT OUTDOORS

Externally, a small courtyard garden allows for quiet contemplation during the warmer months, with newly fitted gate and access leading towards the rear of the home, where further on street parking can be found.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

534 ft²
49.6 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





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