



13 | Steward Close | Wymondham | NR18 0EZ

Offers in Excess of £200,000



The Features

- Two bedroom, well presented end terrace home offered with no onward chain
- Spacious 15'9 lounge with built in storage and gas fire
- Modern kitchen with wooden worktops, butler sink, gas hob and electric oven
- Conservatory providing useful additional living space with access to the rear garden
- Two double bedrooms, both benefiting from built-in storage
- Updated bathroom with shower over the bath
- Enclosed front and rear gardens, mainly laid to lawn
- Large shed with solar-powered electricity and rear gate leading to off-road parking
- Ideal for first time buyers or investors
- Situated in a popular cul-de-sac location in Wymondham

About the Property

Sold with no onward chain, this two bedroom end terrace home is tucked away in a popular cul-de-sac, making it an excellent choice for first time buyers or investors alike.

The ground floor offers a spacious 15'9 lounge, complete with built in storage and a gas fire which heats the property. The modern kitchen is both stylish and practical, boasting generous cupboard space, wooden worktops, a classic butler sink, and a gas hob with electric oven. Leading off the kitchen is a conservatory, providing versatile additional living space and opening out onto the enclosed rear garden.

Upstairs, a spiral staircase leads to two well proportioned double bedrooms. The main bedroom benefits from built-in wardrobes, while the second bedroom also offers useful built-in storage. The updated bathroom has been improved to a modern standard and features a shower over the bath.





The Outside

To the front of the property is an enclosed garden, mainly laid to lawn, with a pathway leading to the front door and a useful outhouse located to the side of the entrance.

To the rear is a good-sized, enclosed garden, predominantly laid to lawn, with a large shed tucked to the side of the property. The shed is included in the sale and benefits from a solar panel system providing electricity.

A rear gate offers convenient access to the off-road parking space.

Location Overview

Steward Close is ideally positioned within easy reach of Wymondham town centre and a wide range of local amenities. The town itself offers a charming mix of independent shops, cafés, pubs and restaurants, along with a traditional weekly market that adds to its strong sense of community.

The area is particularly well suited to families, with highly regarded local schools including Ashleigh Primary School and Wymondham High Academy close by. Everyday needs are well catered for, with convenient access to healthcare services, supermarkets and leisure facilities.

For commuters, Wymondham railway station provides direct rail links to Norwich and Cambridge, while the nearby A11 offers excellent road connections to Norwich, Cambridge and London.

Directions

Leave Wymondham via Tuttle Lane East and turn left into Lime Tree Avenue, just before Wymondham Garden Centre. Follow the road as it continues and curves around, then turn right into Steward Close. The property can be found at the end of the cul-de-sac on the left-hand side.
what3words: ///recur.finishing.dock

Agents Note

Heating is currently provided by a gas fire located in the lounge, and a central heating system has not been installed.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

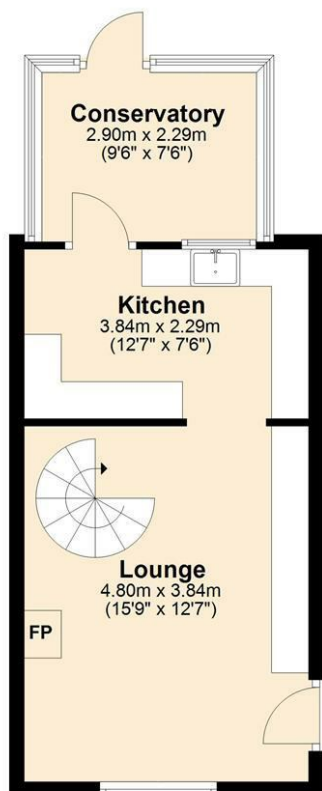
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.



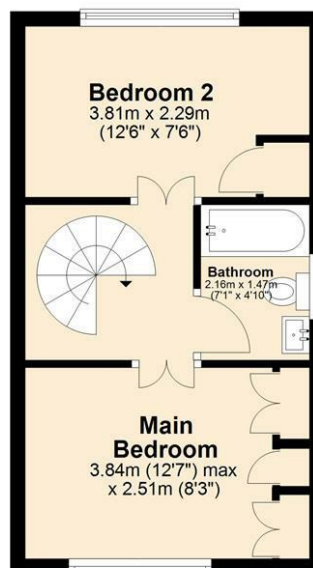
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

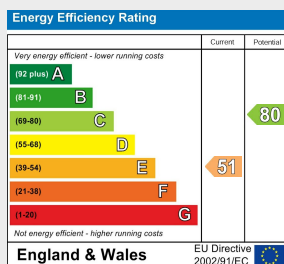
Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: South Norfolk



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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