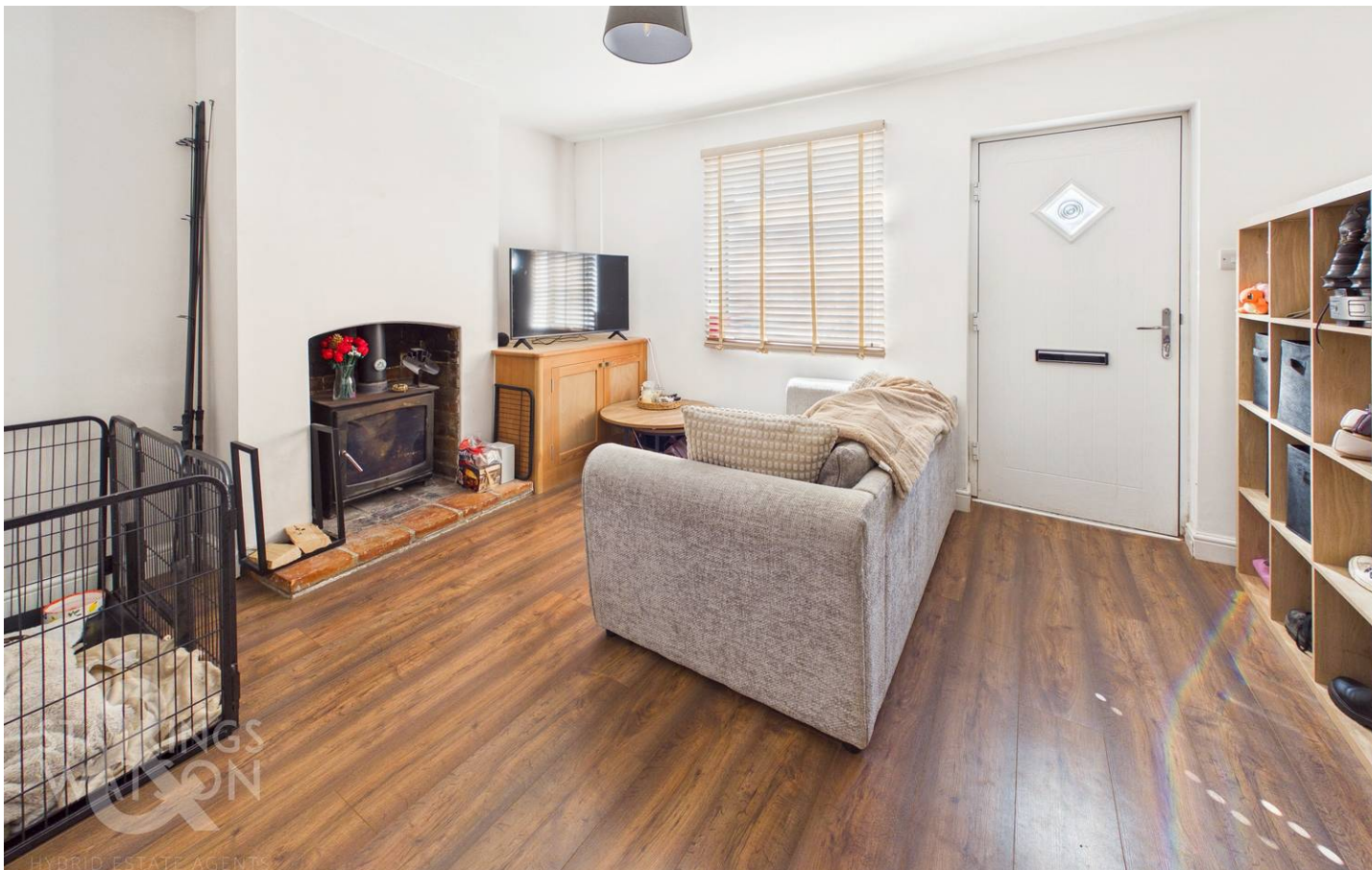




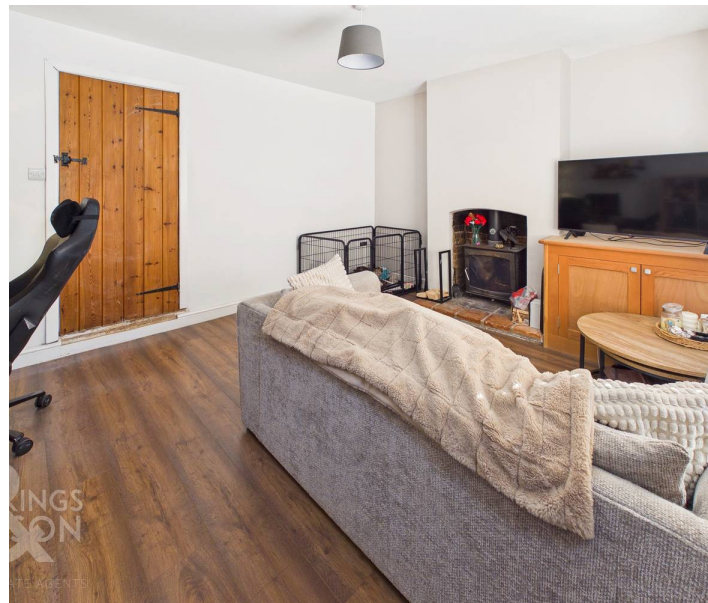
Avenue Road, Wymondham - NR18 0QF



Avenue Road

Wymondham

Situated in the HEART OF THE TOWN CENTRE, this CHARMING MID-TERRACE COTTAGE blends period CHARACTER with modern convenience, offering an inviting retreat just moments from shops, cafes, and transport links. Step inside to discover a WELCOMING SITTING ROOM with a feature MULTI-FUEL BURNER, providing a cosy focal point for relaxing evenings. The 2023 installed FITTED KITCHEN is thoughtfully designed with ample storage, quality worktops, and a STABLE DOOR opening directly to the rear, allowing natural light to flood the space. Upstairs, TWO GENEROUS DOUBLE BEDROOMS are accessed from the landing, each offering comfortable proportions and flexibility for guests, home working, or family living. The RE-FITTED FIRST FLOOR FAMILY BATHROOM is a highlight, boasting TWIN SINKS and a SHOWER/BATH combination, all finished to a high standard for every-day luxury. With PUBLIC PARKING conveniently close by, this property is ideal for professionals, couples, or small families seeking a central location with a touch of character.



Enjoy the LOW MAINTENANCE BISECTED REAR GARDEN, which sits slightly off centre but remains tucked away in a private corner behind the property. Enclosed by well-kept fencing for privacy and security, the garden is laid to ARTIFICIAL GRASS, ensuring a lush, green outlook without the upkeep.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Characterful Mid-Terrace Cottage
- Town Centre Setting Close to Amenities & Transport
- Sitting Room with Multi-Fuel Burner
- Fitted Kitchen with Stable Door to Rear
- Two Double Bedrooms Off the Landing
- First Floor Family Bathroom with Twin Sinks & Shower/Bath
- Low Maintenance Bisected Garden with Artificial Grass
- Public Parking Close By



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

Fronting the road, a door leads directly to the main sitting room, whilst a shared side access sits to the side of the property, where a gate leads to the bisected garden.

THE GRAND TOUR

Once inside, the sitting room is finished with a feature fireplace and an inset cast iron multi-fuel burner with a pamment tiled hearth. The front-facing window offers natural light, with wood effect flooring underfoot, and a timber latch and brace door taking you to the adjacent kitchen. Fitted with a range of wall and base level units— the kitchen includes integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with an extractor fan above. Space is provided for general white goods including a fridge freezer and washing machine, whilst wood effect flooring flows underfoot, and a cupboard conceals the wall-mounted gas-fired central heating boiler. A stable door takes you to the rear garden, whilst stairs rise to the first floor landing.

Upstairs, doors lead off to the two double bedrooms, both finished with fitted carpet and uPVC double glazing. The family bathroom sits adjacent, having been updated and modernised to include a four-piece suite with twin hand wash basins, separate vanity unit with storage space below, a corner shower bath includes a thermostatically controlled twin-head rainfall shower and glazed shower screen, with attractive Aqua-Board splash-backs and wood-effect flooring.

FIND US

Postcode : NR18 0QF

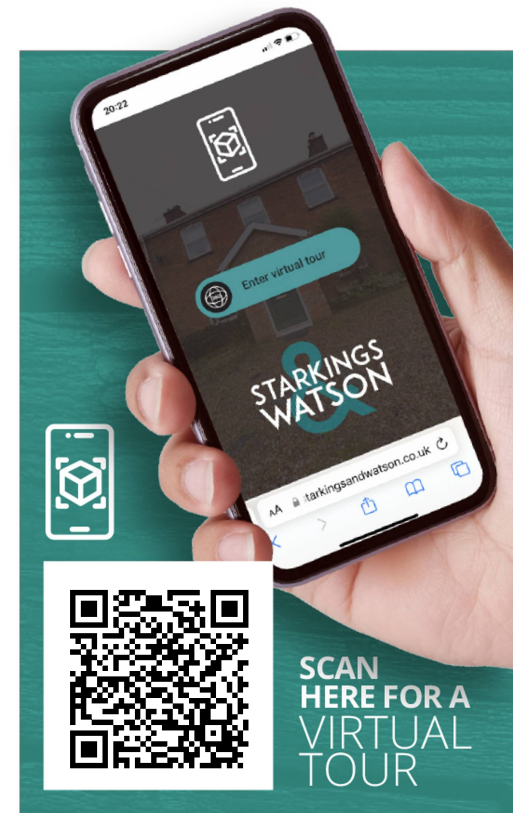
What3Words : ///motoring.painter.diary

VIRTUAL TOUR

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

AGENTS NOTES

The bathroom is situated over the adjacent passage and bin store of the neighbouring terrace, with a flying freehold.



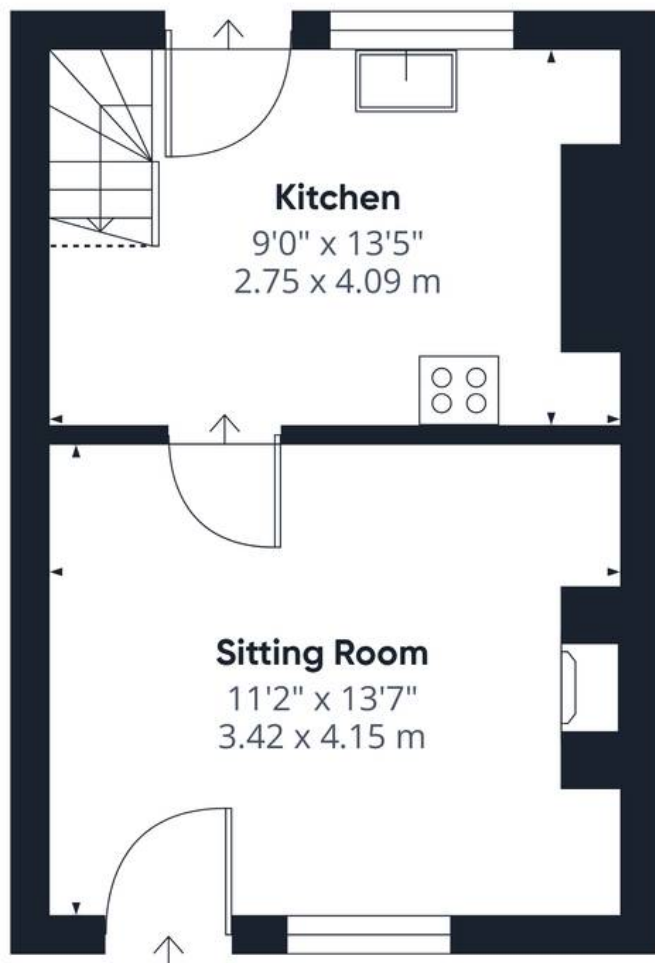




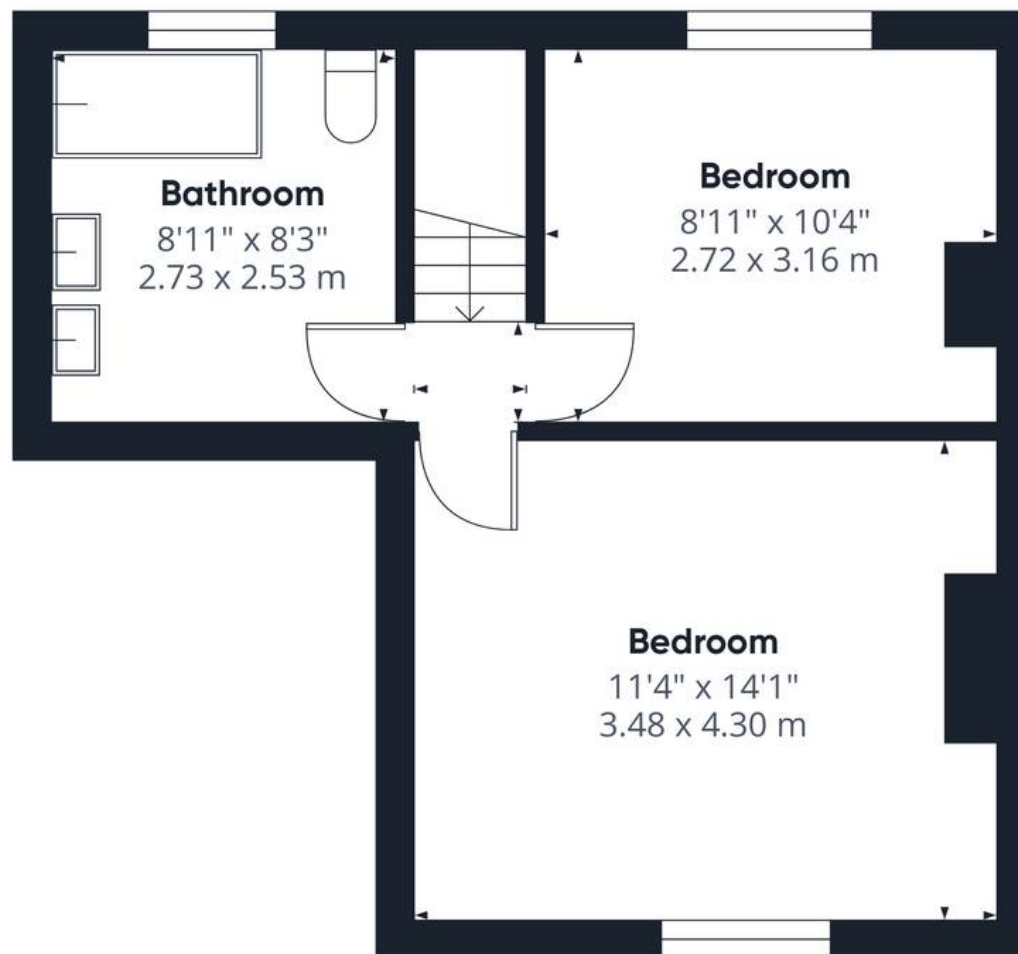
THE GREAT OUTDOORS

The bisected rear garden sits slightly off centre to the property, but is tucked away in the corner, with enclosed fenced borders. Laid to artificial grass this easy to maintain space includes a timber built shed and access to the front of the property.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

593 ft²

55.1 m²

Reduced headroom

5 ft²

0.4 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 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.