

Melton Close, Wymondham - NR18 0JW

STARKINGS WATSON

HYBRID ESTATE AGENTS







Melton Close

Wymondham

VENDOR FOUND A CHAIN FREE PURCHASE. Tucked away at the top of a QUIET CUL-DE-SAC, this well-presented MID-TERRACE HOME offers the perfect blend of comfort and contemporary style. Step through the welcoming entrance hall into a LIGHT-FILLED, OPEN SITTING AND DINING ROOM, which has been tastefully redecorated and flows seamlessly into a VERSATILE CONSERVATORY ideal for relaxing, entertaining, or as a playroom. The heart of the home is the NEWLY UPDATED KITCHEN (circa 2024), featuring sleek cabinetry and ample workspace for culinary enthusiasts. Upstairs, THREE BEDROOMS OFF THE LANDING provide flexible accommodation for families or those working from home, complemented by a MODERNISED FAMILY BATHROOM all tastefully decorated again. A convenient GROUND FLOOR WC adds further practicality. With its SPACIOUS LAYOUT and neutral décor, this property is ready for you to move straight in and make it your own. TWO ALLOCATED PARKING SPACES to the front ensure stress-free arrivals and departures every day with a FULLY ENCLOSED rear garden sat just behind the home also.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: D

- Vendor Found A Chain Free Home
- Mid-Terrace Home In A Quiet Cul-De-Sac Setting
- Newly Updated Kitchen Circa 2024
- Open Sitting & Dining Room With A Tasteful Redecoration Backing Onto A Conservatory
- Three Bedrooms Off Landing
- Modernised Family Bathroom & Ground Floor WC
- Fully Enclosed Rear Garden
- Two Allocated Parking Spaces To The Front Of The Home

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.



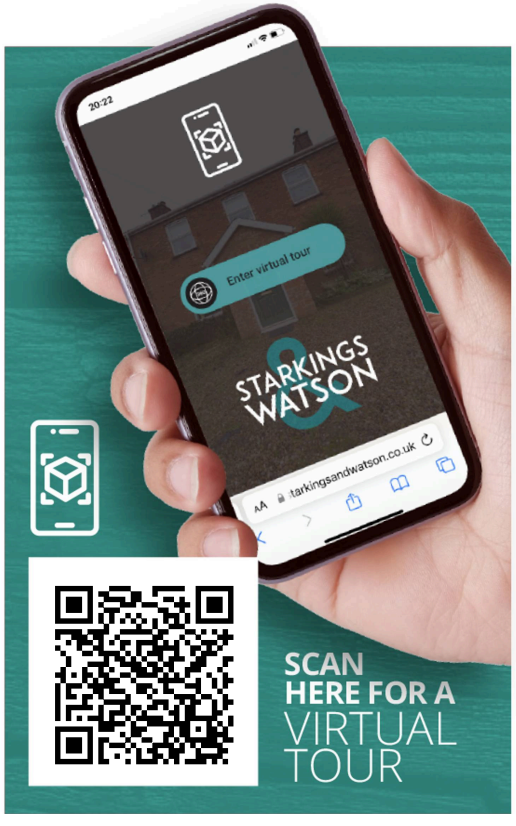
SETTING THE SCENE
The property can be found towards the very top of this quiet close where two allocated off road parking spaces come towards the front of the property with a low maintenance planted frontage adding a vibrant touch of colour to the external spaces.

THE GRAND TOUR
Once inside the central hallway is the first space to greet you laid with all hard wearing wooden effect flooring, the space grants access to all living accommodation on the ground floor with a fully redecorated two piece WC immediately to your left hand side. Sitting opposite this is a refitted kitchen completed circa. 2024. The space offers a mixture of wall and base mounted cabinetry with tiled splashbacks and an inset sink with space and plumbing remaining for further white goods and appliances. Just behind this is the main living space within the home which comes in the form of a 15’ sitting and dining room. The space is laid with carpeted flooring and has been tastefully decorated by the current owners to offer a bright and welcoming feel with floor space more than suited to host both a sitting and dining room suite at the very rear of the home. Behind the sitting room is a conservatory backing onto the rear garden for further versatility of space, ideally to be used as a extra living space, home office setup or children's playroom.

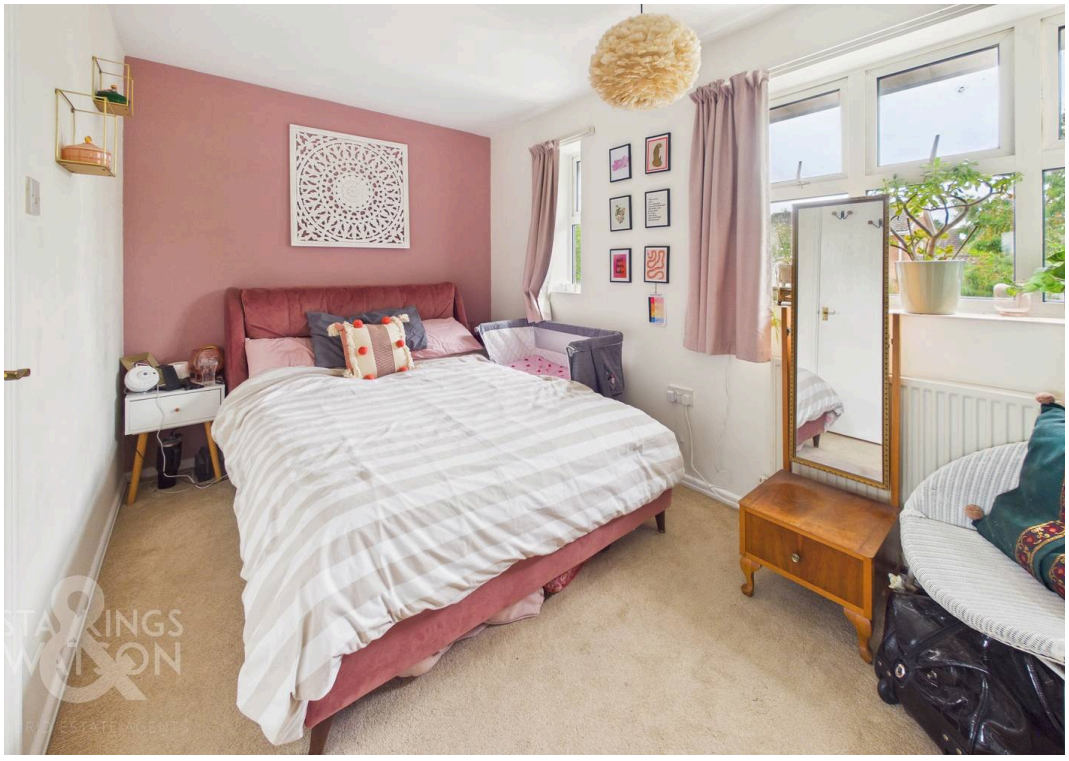
The first floor landing grants access to each of the three bedrooms within the home with the two smaller rooms coming towards the very front of the property again each tastefully decorated and offering more than enough space for both beds and storage whilst the larger of the bedroom sits towards the very rear of the home, a well proportioned double bedroom with a handy over the stairs storage cupboard. Sat between each of to the bedrooms is the family bathroom suite which features tall tiling with a rainfall shower head and glass screen mounted over the bath, heated towel rail and ample vanity storage.

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

















THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where initially a flagstone patio reaches out towards a lawn space with colourful planting borders raised to the left hand side of the garden and access way at the very bottom taking you round the rear of the homes back to the front and parking.



Ground Floor



Floor 1



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Approximate total area(1)

729 ft²

67.9 m²

Reduced headroom

19 ft²

1.8 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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