



Curlew Crescent, Wymondham - NR18 9FP



Curlew Crescent

Wymondham

This WELL-PRESENTED TWO BEDROOM END OF TERRACE house is located in a peaceful CUL-DE-SAC tucked in the corner with no through traffic. The property represents an ideal opportunity for FIRST TIME BUYERS looking to step onto the housing ladder. The property is thoughtfully arranged to provide bright and OPEN PLAN reception space with kitchen combined. The spacious lounge and dining area flows seamlessly into the modern kitchen, creating an inviting space for both relaxing and entertaining. There is also a ground floor hall entrance and W/C. Upstairs, you will find TWO GENEROUS DOUBLE BEDROOMS and the family bathroom finished to a good standard. The property is in good order throughout, allowing you to move straight in and enjoy your new home. Externally there is a low maintenance rear garden as well as DRIVEWAY PARKING and VERY USEFUL CARPORT to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- End Of Terrace Home
- Ideal First Time Purchase
- Presented In Good Order
- Bright Open Plan Living
- Two Double Bedrooms
- Family Bathroom & Downstairs W/C
- Private Rear Gardens, Carport & Driveway Parking
- Tucked Away Cul-De-Sac Location

The property is located 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. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also a well connected bus route and is close to the train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.



SETTING THE SCENE

The house can be found at the end of the quiet cul-de-sac with off road parking to the front for two vehicles as well as a covered car port ideal for covered parking or storage. The main entrance door can be found to the front of the house adjacent to the car port as well as shared paved side access down the side of the building leading to the rear garden.

THE GRAND TOUR

Entering the house via the main front door there is a small entrance hall with space for coats and shoes as well as the convenient w/c to the right. The door ahead leads to the main open plan reception space combining kitchen, dining and sitting areas. The sitting room benefits from large double doors to the rear onto the garden allowing plenty of natural light. There is a built in storage cupboard as well as the stairs to the first floor landing and an attractive wood effect flooring running throughout the space. The modern kitchen provides a range of wall and base level units with wood effect worktops over. There is an integrated electric oven with gas hob and extractor fan over in addition to the fridge/freezer and space for the washing machine also.

Heading up to the first floor landing there are two double bedrooms and a family bathroom. The bedroom to the front features a built in cupboard and the one to the rear currently used as the master has plenty of room for double wardrobes. The family bathroom provides a w/c, hand wash basin and bath with shower over.

FIND US

Postcode : NR18 9FP

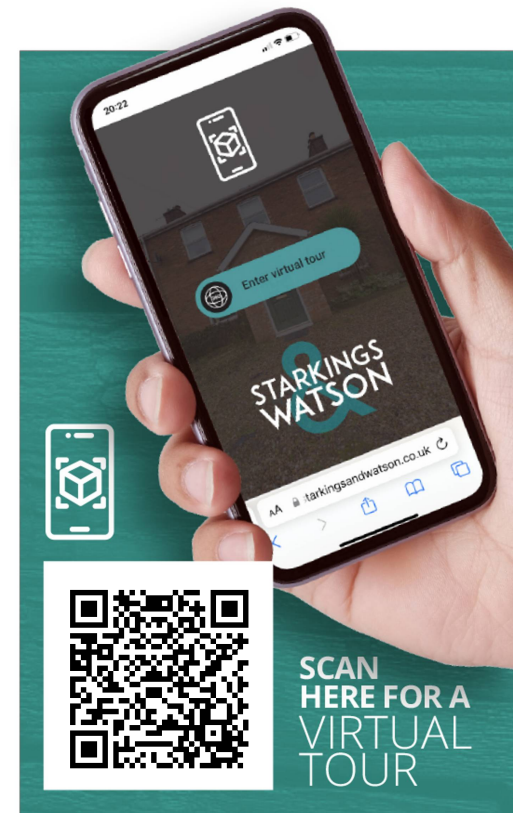
What3Words : ///dispose.flopped.subway

VIRTUAL TOUR

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

AGENTS NOTES

The property is owned on a 50% shared ownership scheme but can be sold as a 100% freehold title purchased partly from the vendor and the housing association directly. Freehold title would be transferred to any new purchaser upon completion. The housing association are Heylo. There is a general service charge applicable for maintenance of the communal areas in the region of £26.23 pcm. The property is also separately listed as a 50% shared ownership with a lease attached.



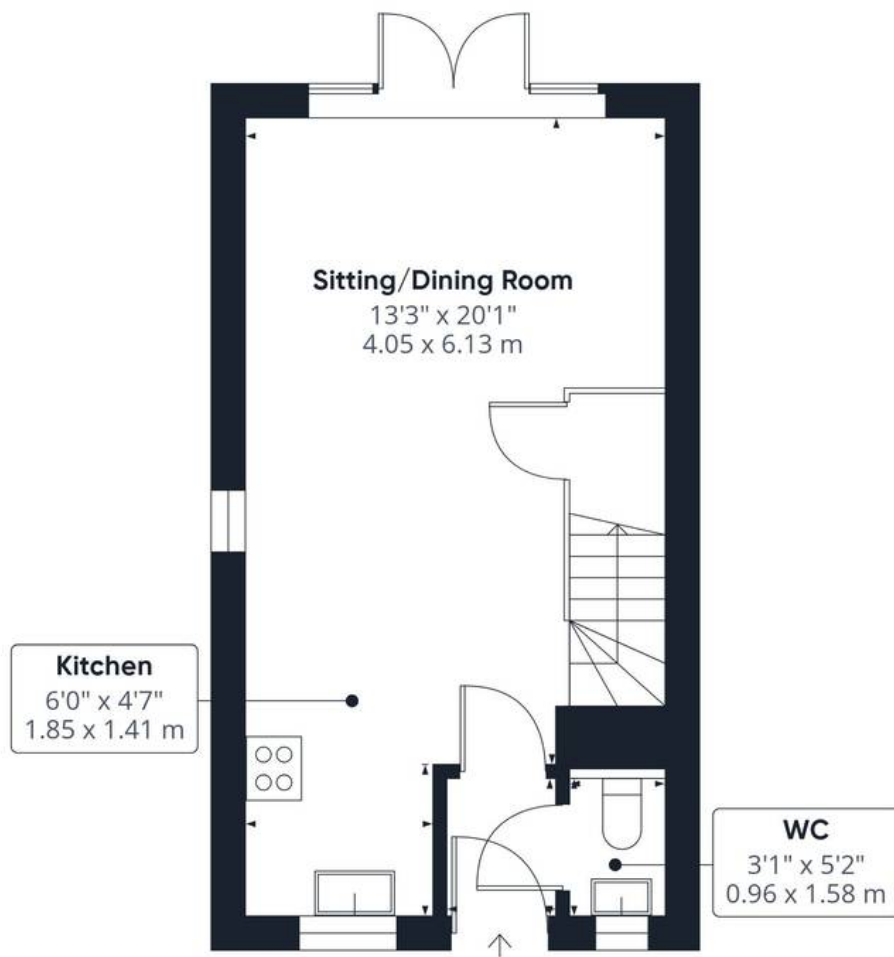




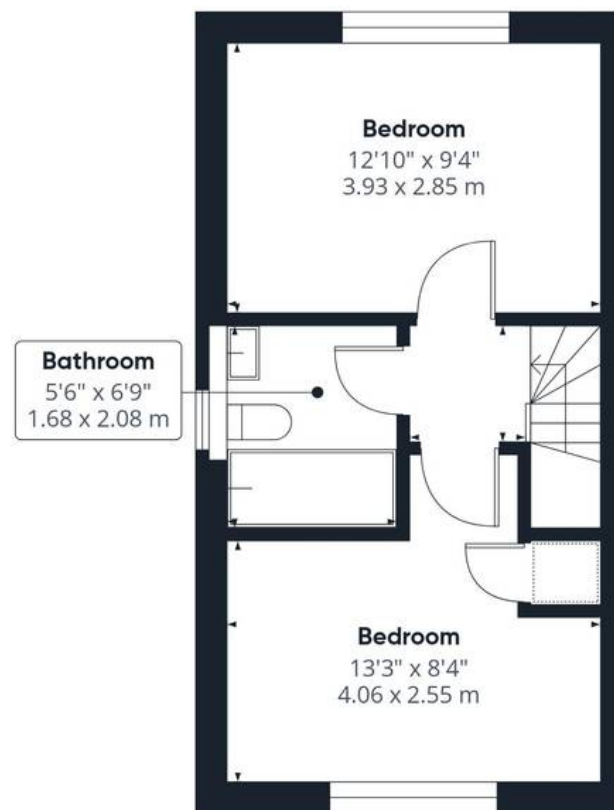
THE GREAT OUTDOORS

The low maintenance rear garden provides a small paved terrace as well as lawns and a timber storage shed. The garden is enclosed with timber fencing and offers a gated access to the side leading to the shared side passage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
630 ft²
58.6 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





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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.