



Fuchsia Court, Wymondham - NR18 0FG



Fuchsia Court

Wymondham

NO CHAIN. Perfectly suited to the MODERN WAY OF LIVING and with accommodation spread over THREE FLOORS extending to approximately 1100 SQ FT (stms), is this MUCH IMPROVED TOWN HOUSE set within a QUIET AND PRIVATE LOCATION in the popular town of WYMONDHAM. Having been vastly improved internally, the ground floor layout offers a RECENTLY RENOVATED KITCHEN and OPEN PLAN SITTING/DINING ROOM with UNDERFLOOR HEATING opening onto the rear garden. In addition, the rest of the accommodation offers a ground floor w/c, TWO AMPLE DOUBLE BEDROOMS and an EN-SUITE shower room on the first floor as well as TWO FURTHER DOUBLE BEDROOMS and a family bathroom on the second floor. Externally there is parking for TWO CARS, one covered within a CAR PORT and one in front of the house as well as a fully enclosed and PRIVATE LANDSCAPED REAR GARDEN to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well Presented Mid Terrace Townhouse
- Popular Cul-De-Sac Residential Location
- Upgraded Open Plan Accommodation
- Updated Fitted Kitchen
- Four Double Bedrooms Over Two Floors
- Two Bathrooms & W/C
- Private West Facing Garden
- Allocated Parking For 2 Vehicles

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

Approached via hard standing frontage with 1 allocated parking space in front of the house. There is a small front garden with main partially covered entrance door to the front. There is an additional covered parking space to the side of the house within a carport. Further details can be found within the agents note.

THE GRAND TOUR

Entering via the main entrance door you will find a welcoming entrance hallway leading to the W/C and stairs to the first floor landing. There is also recently laid tiled flooring running throughout the ground floor. There is then access to the open plan reception space. This room has been much improved with a wall removed making the ground floor open plan and flooded with natural light and underfloor heating. The reception space offers enough room for the sitting and dining areas as well as a large built in storage cupboard and sliding doors onto the rear garden. The kitchen to the front has been upgraded within the past few years and is fully fitted with plenty of sleek modern units and wooden worktops over. The appliances include a dishwasher, fridge/freezer, eye level oven and microwave, gas hob, and washing machine. Heading up to the first floor landing you will find stairs to the second floor landing. To the rear you will find a comfortable double bedroom with large built in wardrobes. To the front, another double bedroom with the benefit of an en-suite shower room. Heading up to the second floor landing there is a large built in cupboard. The family bathroom offers a bath with shower over. There are two further double bedrooms on the top floor with one located to the front and one to the rear but both offer built in wardrobes.

FIND US

Postcode : NR18 0FG

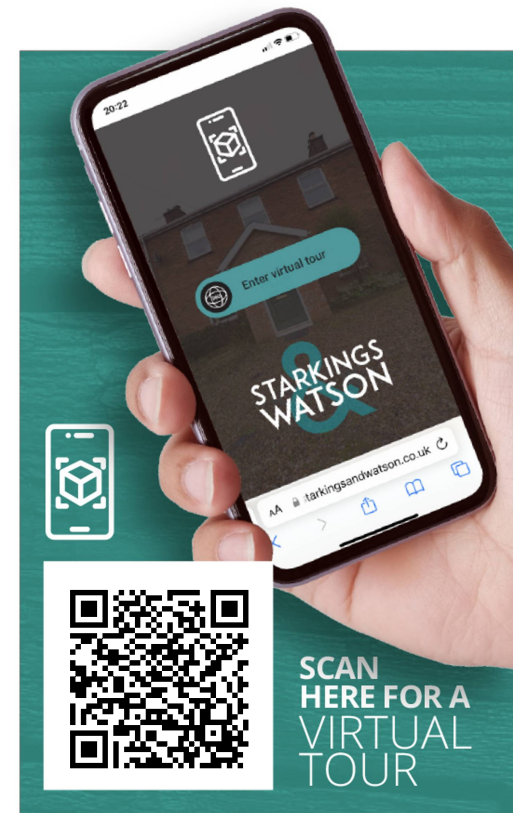
What3Words : ///outcasts.otherwise.salmon

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there are two parking spaces, one of which is located to the front of the house, the other is found within a car port to the side of the property within the communal parking area underneath a coach house apartment. This carport is held on a long leasehold title with associated costs of approx. £20 PA and a share of buildings insurance in addition.





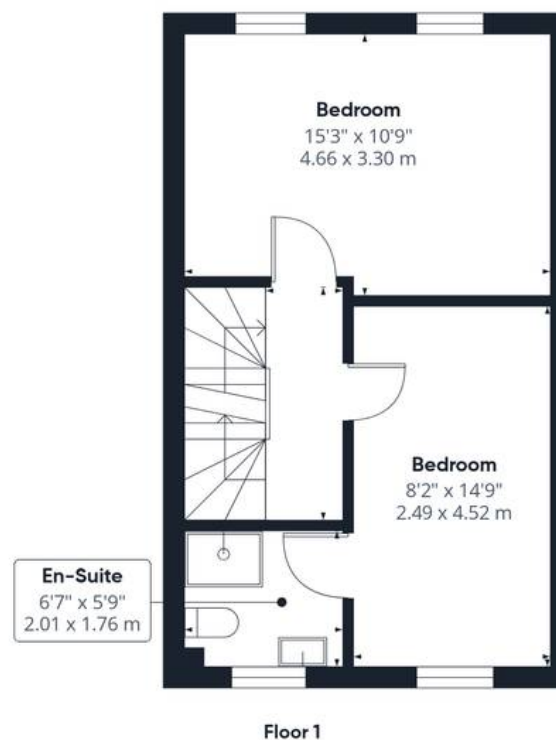
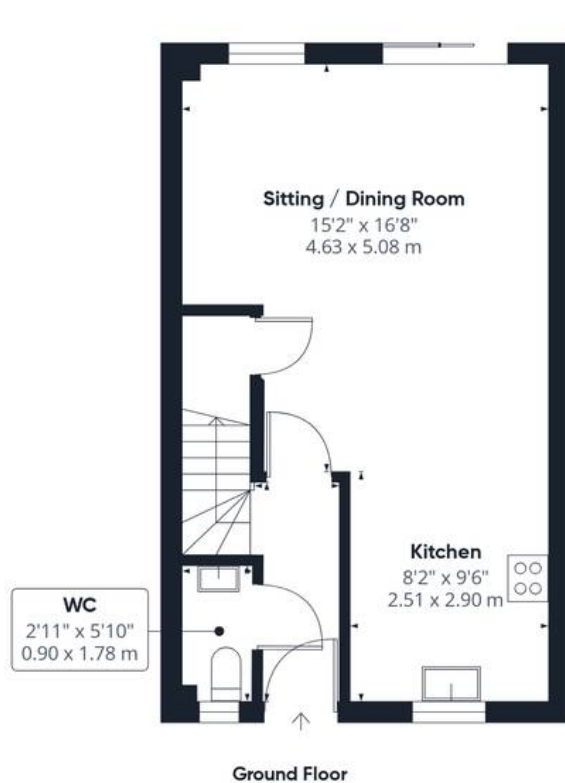


THE GREAT OUTDOORS

The private west facing rear garden accessed via the sliding doors in the sitting room is landscaped and low maintenance. The garden offers a pleasant patio area ideal for a table and chairs as well as shingled area. Further hard standing area can be found at the end of the garden housing a timber shed. The garden is enclosed with timber fencing and to the rear of the garden there is also a shared passage leading to the frontage.

c





Approximate total area⁽¹⁾

1077 ft²
100.1 m²

Reduced headroom

22 ft²
2.1 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





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.