

Hawthorn Close | Wymondham | NR18 0HJ

Asking Price £290,000

twgaze

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Situated in a popular residential location, this well-proportioned three/four-bedroom semi-detached family home offers spacious and versatile accommodation, ideally suited to modern family living. Conveniently located within close proximity of local Ashleigh primary school, shops and everyday amenities, the property further benefits from a private rear garden, garage and off-road parking. An excellent opportunity for a growing family.

- Three/four bedroom
- Semi-detached House
- Garage with off road parking for several vehicles
- Large lounge
- Open plan kitchen/dining room
- Utility room
- Ground floor bathroom and first floor shower room
- Private garden with patio area

Location

Located close to local amenities and on a good bus route. Wymondham itself is a historic market town just 10 miles south of Norwich City centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets, including Waitrose and numerous small businesses in the town. Buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.





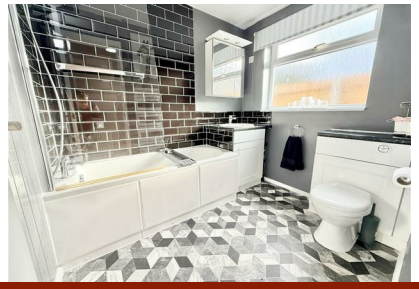
















The Property

The property offers spacious and versatile accommodation arranged over two floors, with a good balance of living and bedroom space, together with a number of useful additional rooms. The entrance porch provides a practical space for coats and boots and leads through to the large lounge. There is also an open-plan dining room, providing an ideal space for family dining and entertaining. The modern kitchen offers a contemporary and functional space, whilst the separate utility room provides useful additional storage and laundry facilities, with the added flexibility of being used as a study if required. A ground floor bathroom completes the accommodation on this level. To the first floor are three good sized bedrooms, together with a separate dressing room which offers the potential to be utilised as a fourth bedroom, depending on individual requirements. There is also a separate WC and a shower room. Overall, the property offers well proportioned and flexible accommodation, ideally suited to a variety of needs.

Outside

To the front of the property, there is an attractive brick-weave driveway providing off-road parking for several vehicles, along with convenient access to the garage. To the rear, the property benefits from a fully enclosed garden, featuring a low-maintenance artificial lawn, an additional lawn area and a decked seating area, providing an ideal space for outdoor relaxation and entertaining.

Services

Mains electric, mains gas, mains water and main drains

How to get there

What3words: ///charities.offhand.hikes

Viewing

By appointment with TW Gaze

Freehold

Council Tax: Payable to South Norfolk Band C

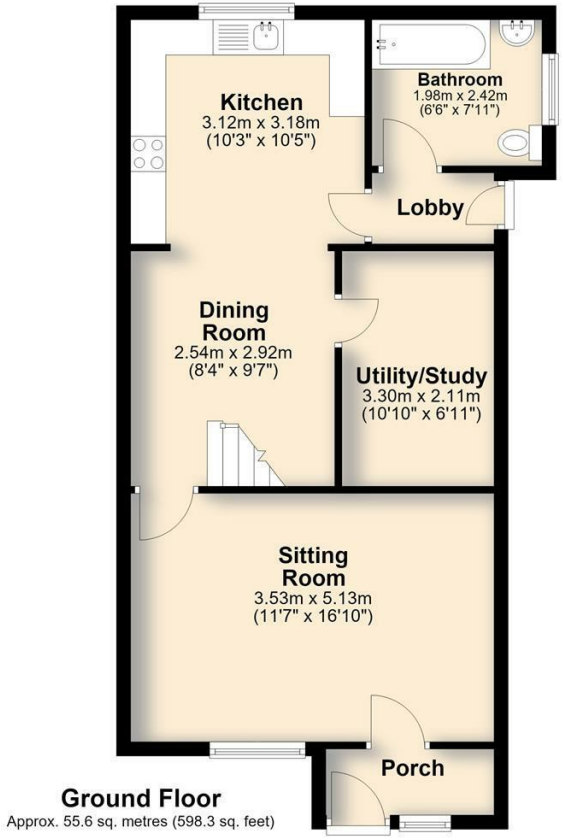
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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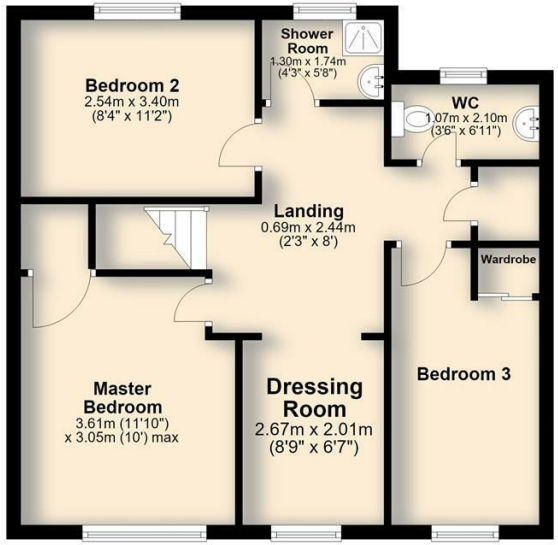






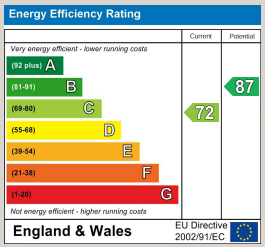


Ground Floor
Approx. 55.6 sq. metres (598.3 sq. feet)



First Floor
Approx. 53.3 sq. metres (573.8 sq. feet)

Total area: approx. 108.9 sq. metres (1172.1 sq. feet)



33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk