



Tipperary Avenue, Wymondham - NR18 0ZA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Tipperary Avenue

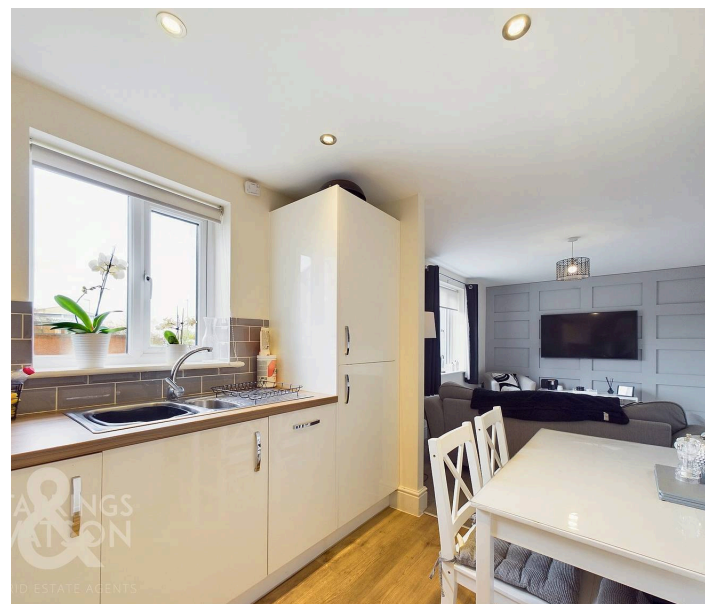
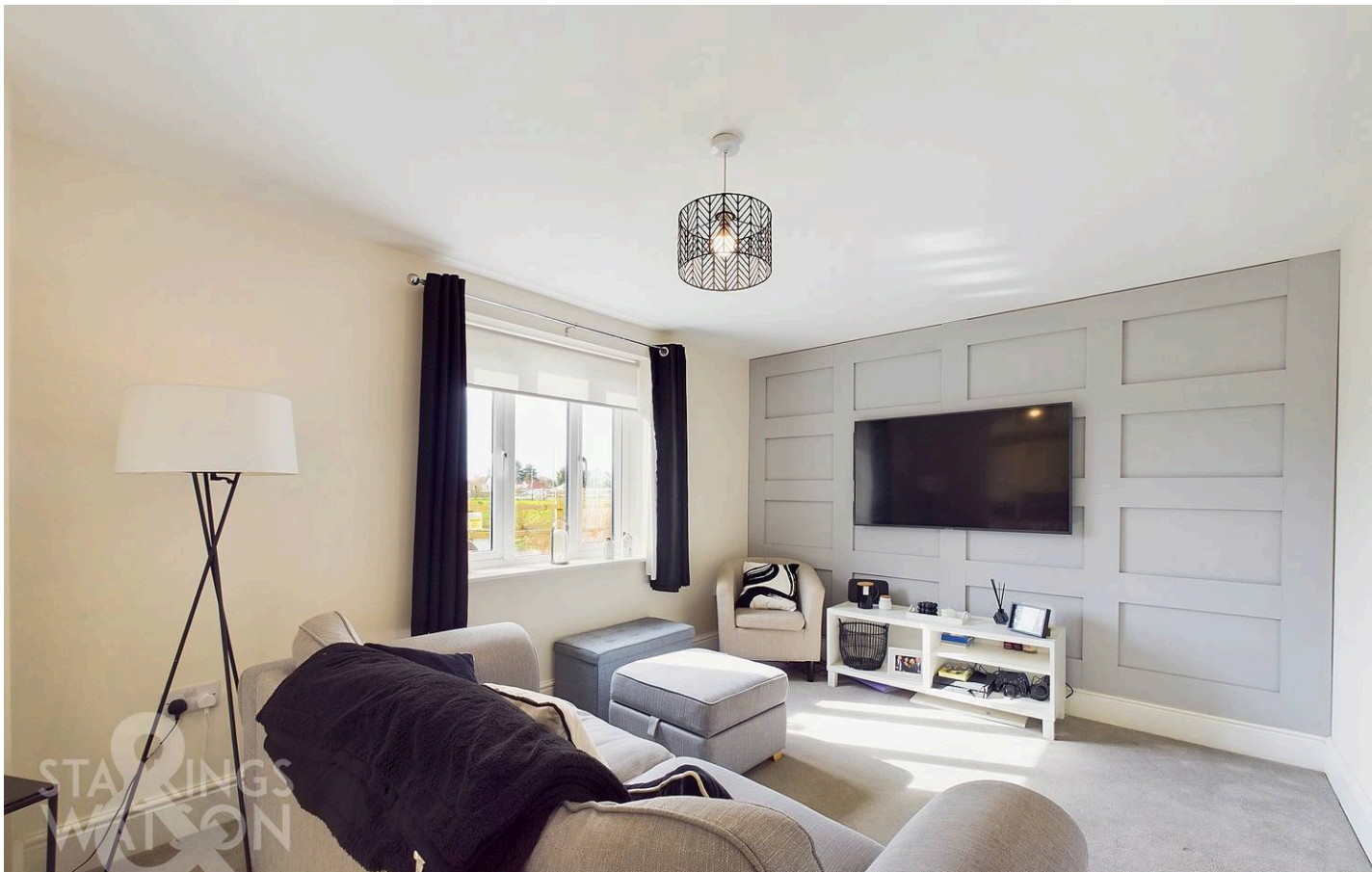
Wymondham

GROUND FLOOR LIVING at its best with this APARTMENT built in 2020, including TWO PARKING SPACES. Spanning almost 600 Sq. ft (stms) and including a MAIN BEDROOM with EN SUITE SHOWER ROOM. Enjoying a LOCATION with excellent access to the A11 for commuters and a range of AMENITIES in WYMONDHAM itself, the accommodation comprises an ENTRANCE HALL, family bathroom with three piece suite, TWO DOUBLE BEDROOMS, with the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, and the option to be easily divided with furniture to create SEPARATE SPACES.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Ground Floor Apartment
- Kitchen with Integrated Appliances
- Open Plan Sitting/Dining Room
- Two Bedrooms
- Family Bathroom & En-Suite
- Close to Local Amenities
- Excellent Access to A11
- Allocated Parking for Two 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

This ground floor apartment has a communal entrance hall with secure intercom system. There is a pedestrian footpath leading from the parking area to the ground floor entrance.

THE GRAND TOUR

A composite entrance door leads from the communal hall into the apartment which has fitted carpet underfoot, built-in storage and smooth ceilings. The first room on your left is the main bedroom which has an en suite shower room, and a space left for a freestanding or built-in wardrobe to be installed. The en suite has a shower cubicle, low-level WC and pedestal hand wash basin with mixer tap, whilst on your right hand side a heated towel rail and an obscure uPVC double glazed window. The next room is the second bedroom, also double in size but currently used as a study/dressing area with space for a vanity table and a home office for those working from home. The family bathroom offers a three piece suite and tiled splash backs, with an electric shower and glazed shower screen. The open plan kitchen/sitting/dining room is divided in two sections by furniture, featuring a wood panelled wall and a change in flooring between the sitting area - finished with a fitted carpet and the kitchen dining area with wood effect vinyl flooring. Space is provided for a dining table, with the dishwasher, fridge freezer, and washer/dryer integrated. Cupboards run around the kitchen including a built-in electric oven with gas hob with extractor fan above.

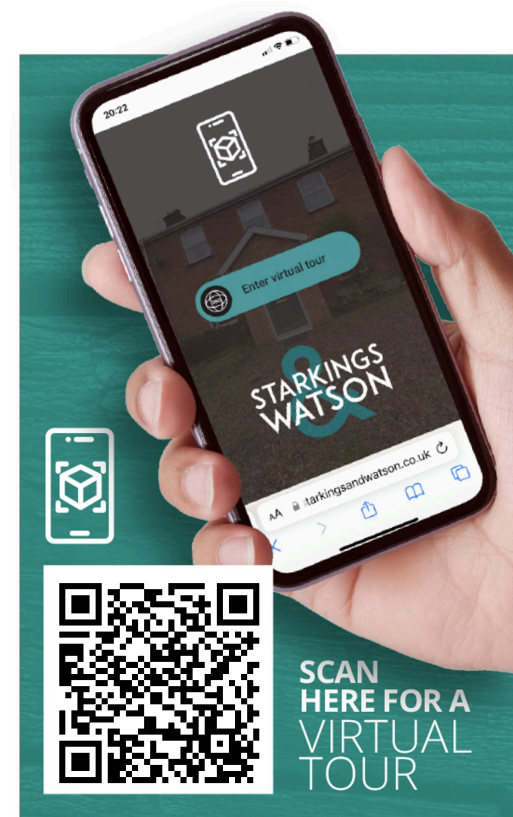
FIND US

Postcode : NR18 0ZA

What3Words : ///wades.universal.dugouts

VIRTUAL TOUR

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





THE GREAT OUTDOORS
Allocated parking is provided for two vehicles.





Approximate total area⁽¹⁾

528.52 ft²

49.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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