



13 | Steward Close | Wymondham | NR18 0EZ

£210,000

BUTTERFLY
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Two bedroom, well presented semi detached home offered with no onward chain
- Spacious 15'9 lounge with built in storage and gas fire
- Modern kitchen with wooden worktops, butler sink, gas hob and electric oven
- Conservatory providing useful additional living space with access to the rear garden
- Two double bedrooms, both benefiting from built-in storage
- Updated bathroom with shower over the bath
- Enclosed front and rear gardens, mainly laid to lawn
- Large shed with solar-powered electricity and rear gate leading to off-road parking
- Ideal for first-time buyers or investors
- Situated in a popular cul-de-sac location in Wymondham

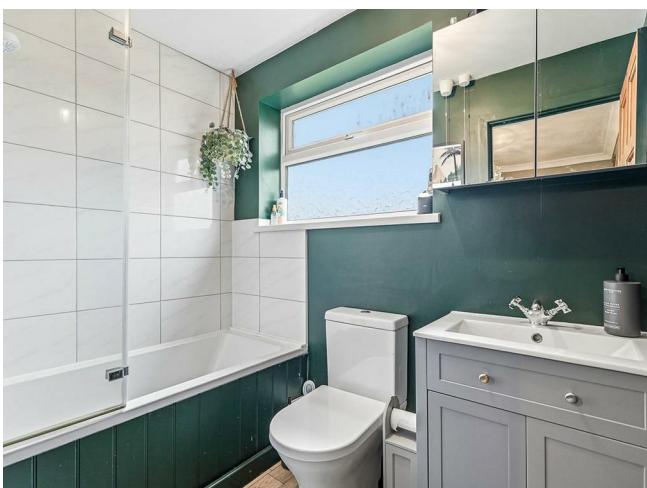
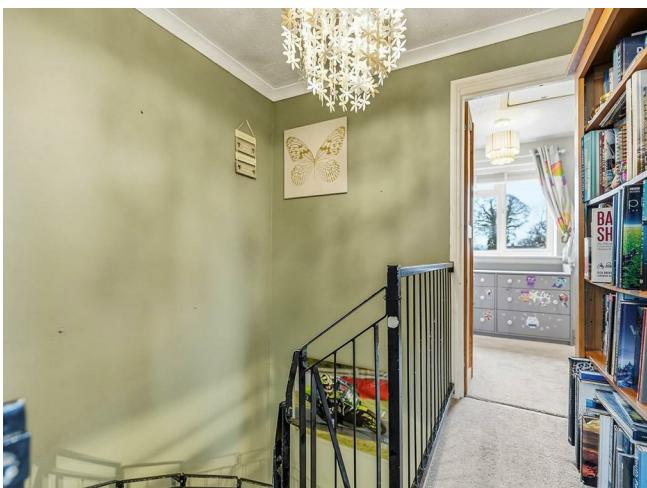
About the Property

Sold with no onward chain, this attractive and well presented two bedroom semi detached home is tucked away in a popular cul-de-sac, making it an excellent choice for first time buyers or investors alike.

The ground floor offers a spacious 15'9 lounge, complete with built in storage and a gas fire which heats the property. The modern kitchen is both stylish and practical, boasting generous cupboard space, wooden worktops, a classic butler sink, and a gas hob with electric oven. Leading off the kitchen is a conservatory, providing versatile additional living space and opening out onto the enclosed rear garden.

Upstairs, a spiral staircase leads to two well proportioned double bedrooms. The main bedroom benefits from built-in wardrobes, while the second bedroom also offers useful built-in storage. The updated bathroom has been improved to a modern standard and features a shower over the bath.





The Outside

To the front of the property is an enclosed garden, mainly laid to lawn, with a pathway leading to the front door and a useful outhouse located to the side of the entrance.

To the rear is a good-sized, enclosed garden, predominantly laid to lawn, with a large shed tucked to the side of the property. The shed is included in the sale and benefits from a solar panel system providing electricity.

A rear gate offers convenient access to the off-road parking space.

Location Overview

Steward Close is ideally positioned within easy reach of Wymondham town centre and a wide range of local amenities. The town itself offers a charming mix of independent shops, cafés, pubs and restaurants, along with a traditional weekly market that adds to its strong sense of community.

The area is particularly well suited to families, with highly regarded local schools including Ashleigh Primary School and Wymondham High Academy close by. Everyday needs are well catered for, with convenient access to healthcare services, supermarkets and leisure facilities.

For commuters, Wymondham railway station provides direct rail links to Norwich and Cambridge, while the nearby A11 offers excellent road connections to Norwich, Cambridge and London.

Directions

Leave Wymondham via Tuttles Lane East and turn left into Lime Tree Avenue, just before Wymondham Garden Centre. Follow the road as it continues and curves around, then turn right into Steward Close. The property can be found at the end of the cul-de-sac on the left-hand side.

what3words: //recur.finishing.dock

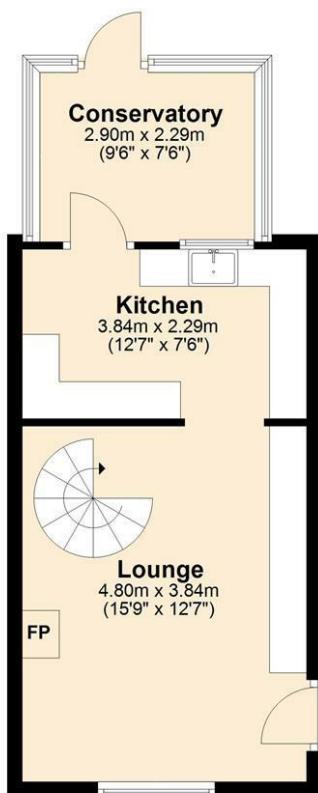
Agents Note

The EPC is awaited. Heating is currently provided by a gas fire located in the lounge, and a central heating system has not been installed. If purchasing the property as a buy-to-let investment, please note that the minimum EPC rating required to legally let a property is E.



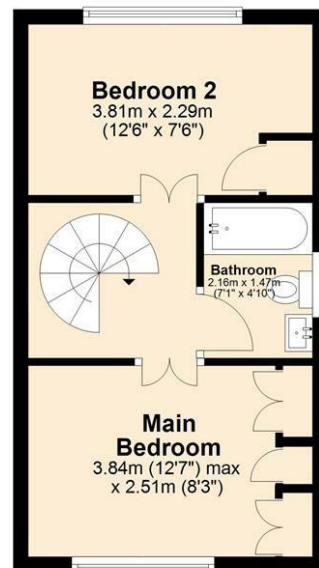
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

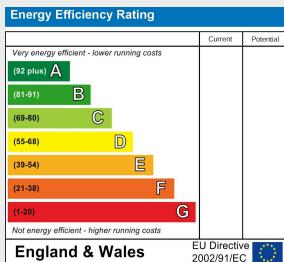
Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: B

Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ

sales@butterflyhomes.co.uk

www.butterflyhomes.co.uk

01603 870870

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN



rightmove

ZOOPLA