



Guide Price £210,000

2 Bedroom Ground Floor Flat for sale
Flat 6 Granary Close, Wymondham



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SALES AND LETTINGS



Overview

Immaculate two-bedroom ground-floor apartment in true move-in-ready condition, just a hop and a skip from Wymondham train station, a local Co-op and gym - modern, well-presented and ready to enjoy from day one.



Key Features

- Guide Price: £210,000 - £220,000
- Modern 2-Bedroom Ground-Floor Flat
- Substantial Open-Plan Living Maximising Space
- Well-Appointed Kitchen with Integrated Appliances, Ample Worktop and Storage
- Well-Appointed Ensuite Shower Room Plus Bathroom
- Fitted Double Wardrobes in Both Double Bedrooms
- Feed-In Solar Power, High Performance Double-Glazing and Excellent Insulation
- Energy-Efficient, Easy Maintenance and Move-In Ready
- Private Parking to the Front
- Hop and a Skip of Train Station, Town Centre, Co-Op and Gym



Welcome to Granary Close, Wymondham (NR18). This smart, modern apartment has been kept in superb order throughout. Set on the ground floor, served by an individual front door and letterbox, offers a splendid setup for easy, independent living. Complete with a private parking space situated near the front door, life couldn't be more convenient.

With a generous open-plan kitchen/dining/living room at the heart of this home, with bedrooms and bathrooms set to the rear, the space has been maximised without compromise. Laying out this space according to your individual needs and wants will be a dream, complemented by abundant natural light. The kitchen is neatly arranged with unusually ample worktop space and storage. Integrated appliances, Karndean flooring, a smart thermostat, and excellent insulation are among the elements that set this flat apart from similar offerings.

There are two well-proportioned double bedrooms, both with fitted double wardrobes, offering flexibility for guests, working from home, or sharers, plus an ensuite shower room and bathroom. Both bathrooms enjoy heated towel rails, Vanity units, and a shower over bath in the latter. The layout flows nicely from the central hallway, and the overall feel is fresh, tidy and ready for you to put your stamp on.

If you're looking for a contemporary flat within easy reach of the town centre, station, shops and local amenities, this should be top of your list. Get in touch to book your viewing today.

What3Words: [///surprise.peroxide.sweeten](#)



Kitchen-Dining-Living Room

24' 7" x 13' 2" (7.50m x 4.02m)

Karndean flooring, dual uPVC double-glazed window with fitted Venetian blind, composite front door with letterbox and obscured glass on either side, spotlights, thermostat, fitted base and wall-mounted units, integrated dual electric oven, electric hob, extractor hood, dishwasher, washing machine and fridge-freezer, large cupboard housing the water tank, solar connector and offering storage with oak doors, multiple sockets, TV aerial and radiator.

Bedroom One

13' 2" x 9' 6" (4.02m x 2.90m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, fitted double-wardrobe with mirrored sliding doors, oak internal doors, ceiling light, radiator and multiple sockets.

Ensuite Shower Room

5' 0" x 4' 8" (1.53m x 1.43m)

Tiled flooring, Vanity wash hand basin with splashback panelling, corner shower unit with sliding glass doors, shower mixer and panelled walls, toilet, heated towel rail, extractor fan and spotlights.

Bedroom Two

13' 2" x 10' 2" (4.02m x 3.10m)

Fitted carpet, dual uPVC double-glazed windows with fitted Venetian blind, fitted double-wardrobe with sliding doors, oak internal door, ceiling light, radiator and multiple sockets.

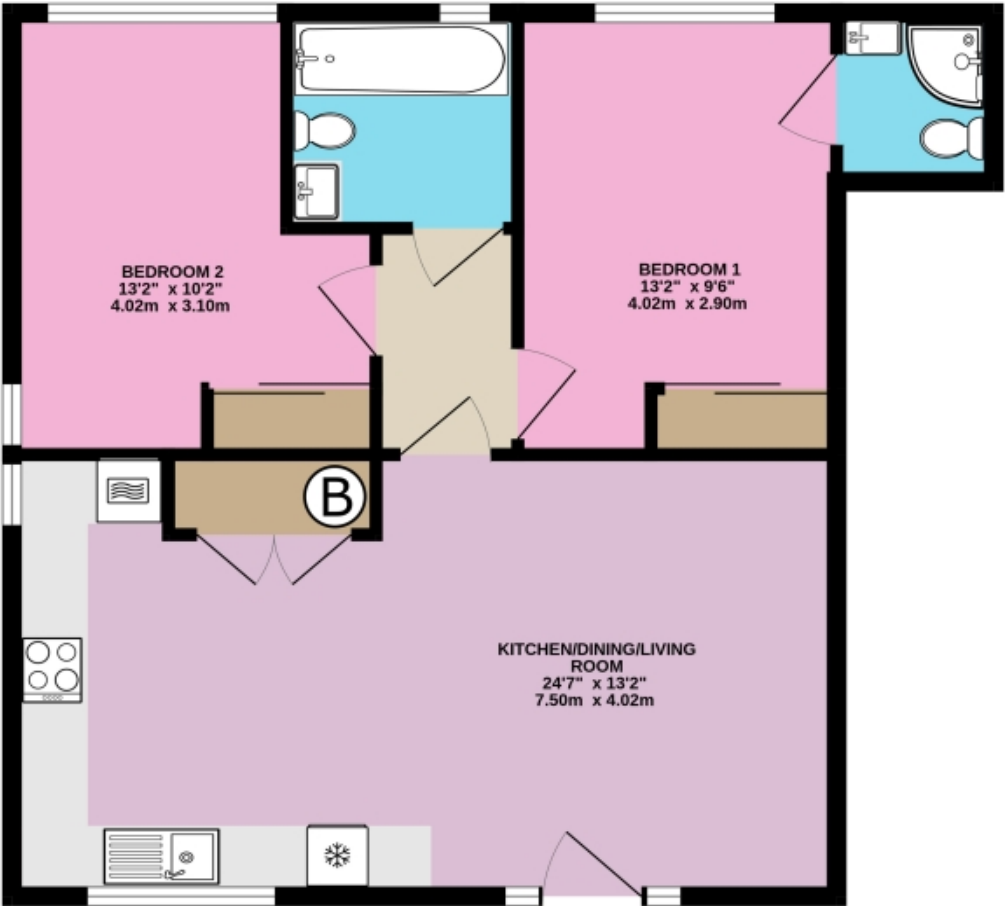
Bathroom

6' 10" x 6' 5" (2.10m x 1.96m)

Tiled flooring, obscured uPVC double-glazed window, Vanity wash hand basin with splashback panelling, bath with shower over with glass screen and panelled walls, toilet, heated towel rail, extractor fan and spotlights.

Floorplans

GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



2-BEDROOM GROUND-FLOOR FLAT
TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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