

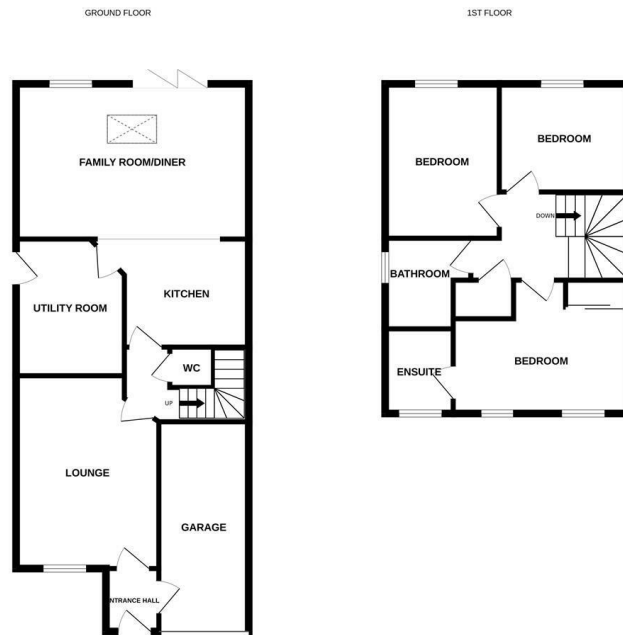


**60 Poppy Street | | Wymondham | NR18 0YU**

**£350,000**

**\*\*STUNNING EXTENDED MODERN HOME\*\*** Gilson Bailey are delighted to offer this beautiful and extended three-bedroom semi-detached home, perfectly positioned in the sought-after market town of Wymondham, just a short distance from Norwich. Immaculately presented throughout, this impressive property boasts a welcoming entrance hall, a comfortable lounge, a well-appointed kitchen and a stunning open-plan family room/diner that creates a heart of the home, ideal for both everyday living and entertaining, alongside a utility room and ground floor WC. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom accessed from the landing, with the principal bedroom enjoying the added luxury of an en-suite shower room. Externally, the property offers a front driveway providing off-road parking leading to an integral garage, while to the rear there is a low-maintenance, fully enclosed garden perfect for relaxing in privacy. Further benefits include double glazing, gas central heating and excellent condition throughout, making this a superb opportunity for buyers seeking a stylish and spacious family home in a desirable and well-connected location. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The architect, surveyor and agent's name have not been listed and no guarantee can be held regarding its accuracy. Made with MyPlan 2.0.0.0

### Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to lounge and garage.

#### Lounge 14'11" x 11'0"

Double glazed window, radiator.

#### Kitchen 11'10" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and wine fridge.

#### Family Room/Diner 17'4" x 12'0"

Bi-fold patio doors, double glazed window, roof skylight, radiator.

#### Utility Room 10'7" x 7'6"

Space for washing machine and tumble dryer, sink, radiator, door to side.

#### WC

Low level WC, hand wash basin, radiator.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 13'8" x 10'3"

Two double glazed windows, radiator, built in wardrobes.

#### En-Suite 6'6" x 5'7"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 11'10" x 8'9"

Double glazed window, radiator.

#### Bedroom Three 10'6" x 8'4"

Double glazed window, radiator.

#### Bathroom 6'9" x 6'8"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Driveway providing off road parking leading to an integral garage.

#### Outside Rear

Patio and artificial lawn, enclosed by timber fencing with side gate access.

#### Local Authority

South Norfolk District Council, Tax Band C.

#### Tenure

Freehold

Service charge £150 per annum.


#### Utilities

Fibre to the property.

Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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