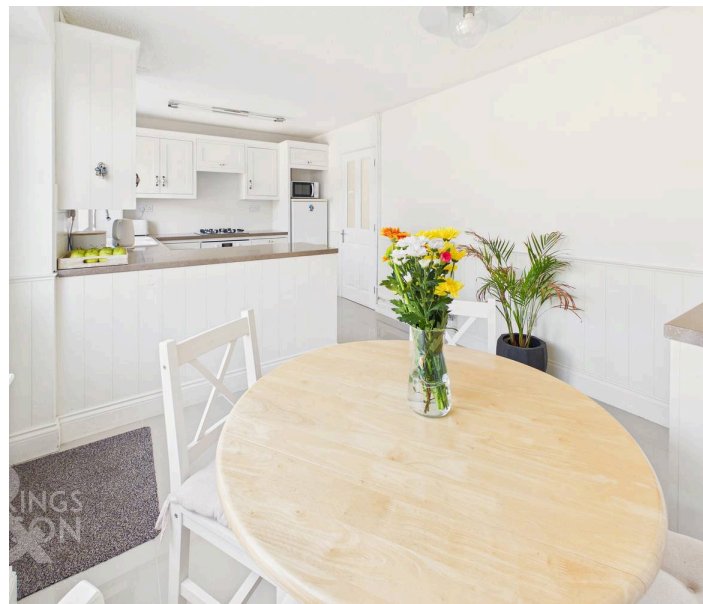




Edwin Close, Wymondham - NR18 0LL



Edwin Close

Wymondham

NO CHAIN. This ATTRACTIVE MID-TERRACE HOME is set within a PEACEFUL CUL-DE-SAC, offering an ideal setting for first-time buyers, small families, or investors seeking a well-presented property in a QUIET RESIDENTIAL LOCATION. Step inside to discover BRIGHT LIVING SPACES enhanced by an INVITING YET NEUTRAL DECOR, ensuring a welcoming atmosphere and a versatile backdrop for your personal style. The SPACIOUS 17' OPEN KITCHEN/DINING ROOM is perfect for both every-day living and entertaining, featuring MODERN INTEGRATED COOKING APPLIANCES and ample room for a family dining table, ideal for hosting gatherings or enjoying relaxed family meals. Upstairs, TWO GENEROUS DOUBLE BEDROOMS each benefit from BUILT-IN WARDROBES, maximising storage whilst maintaining a clutter-free environment. The THREE PIECE FAMILY BATHROOM SUITE is thoughtfully appointed with FROSTED WINDOWS for privacy and a HEATED TOWEL RAIL for added comfort. Additional features include a welcoming entrance hall, efficient double glazing, and gas central heating throughout. To the front, there is POTENTIAL TO CREATE DEDICATED OFF-ROAD PARKING (stp), adding convenience and value to this desirable home whilst the rear garden is FULLY ENCLOSED with open lawn and patio seating areas with an external brick storage shed.

Council Tax band: B

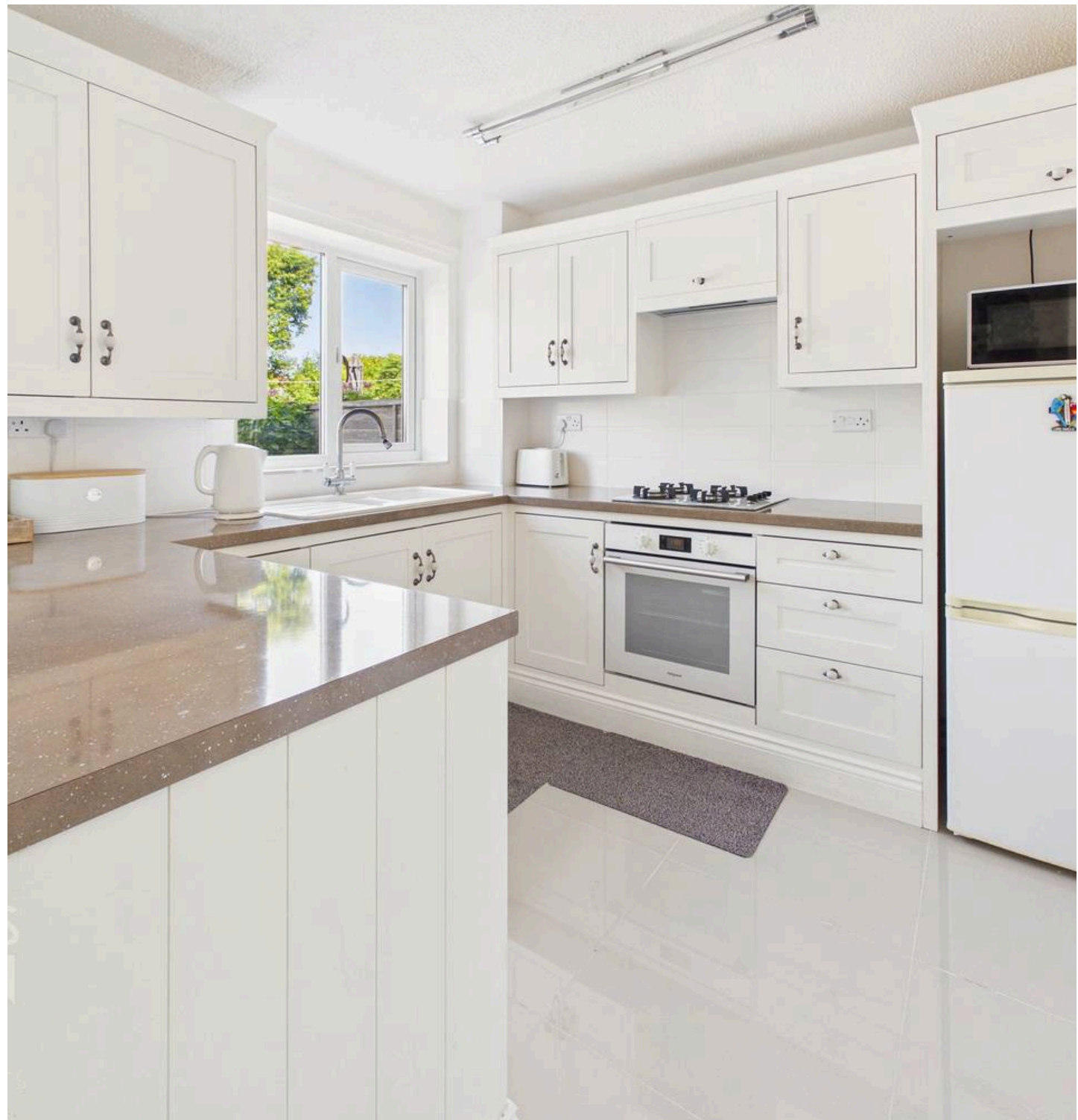
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain!
- Mid-Terrace Home Set Within A Quiet Cul-De-Sac
- Bright Living Spaces Complimented By An Inviting Yet Neutral Decor
- 17' Open Kitchen/Dining Room With Integrated Cooking Appliances
- Two Double Bedrooms Each With Built In Wardrobes
- Three Piece Family Bathroom Suite With With Frosted Windows & Heated Towel Rail
- Fully Enclosed Rear Garden With External Brick Storage Shed
- Potential To Create Dedicated Off Road Parking To The Front Of The Home

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

The property sits back from the street upon this quiet cul-de-sac where a low maintenance lawn frontage is accompanied by raised planting beds at the very front of the home with potential to convert this space to dedicated off road parking if required in time.

THE GRAND TOUR

Once inside, the central hallway is the first place to greet you where the bright and inviting décor of the home is the first thing you will notice. Hardwearing wood effect flooring adorns the floors with fresh carpets leading to the stairs on the right hand side. At the very front of the home a spacious sitting room is fronted by large uPVC double glazed windows which overlook the front gardens whilst the flooring offers a potential choice of layout of soft furnishings. To the rear of the home a beautifully finished 17' open plan kitchen and dining room is set upon tiled flooring with a multitude of wall and basement storage units located within the kitchen space. Integrated cooking appliances include an oven and four ring gas burner hob with extraction above with tiled splashbacks and space remaining for further white goods and appliances. Additional cabinetry is located on the adjacent side of the room with the flooring then opening up to leave room for a formal dining or breakfast table sat in front of a large uPVC window and rear door that both overlook the gardens.

The first floor landing gives access into each of the two double bedrooms within the home with both bedrooms benefiting from built in wardrobes whilst the larger room sits at the rear of the property with near wall to wall fitted storage space. Each bedroom has use of the three piece family bathroom suite complete with a predominantly tiled surround and shower head mounted over the bath with additional vanity storage and heated towel rail.

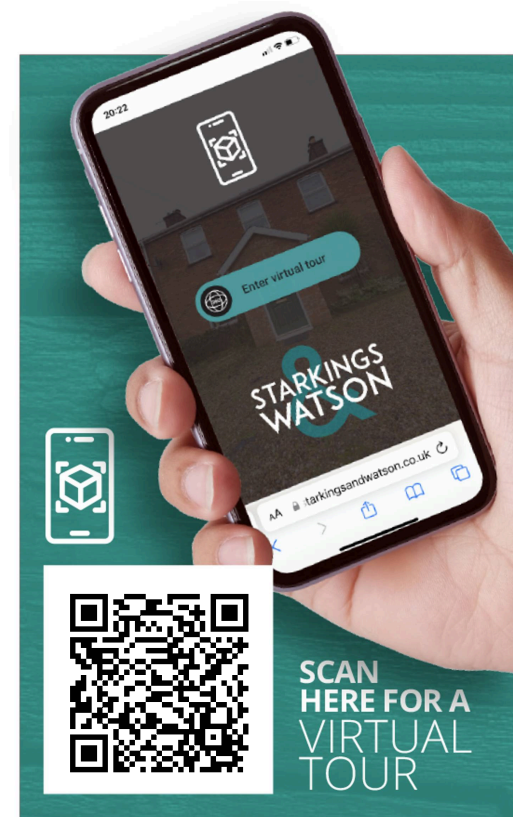
FIND US

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What3Words : ///including.tinny.admire

VIRTUAL TOUR

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







GARDEN

THE GREAT OUTDOORS The rear garden is fully enclosed to both sides and the very rear with timber panel fencing whilst a flagstone patio creates the ideal seating area to enjoy the warmer months. Open lawn reaches up beyond this taking you towards a separate external brick storage shed with access way at the very rear for bin storage to the side of the homes.

ON STREET

1 Parking Space





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

759 ft²

70.5 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.