



Norwich Common | Wymondham | NR18 0SW

Price Guide £250,000 - £260,000

twgaze

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Nestled in the charming area of Norwich Common, Wymondham, this delightful two-bedroom character cottage offers a perfect blend of modern living and traditional charm. The property boasts a warm and inviting atmosphere, private garden and Garage.

- £250,000 - £260,000
- Offered with no chain
- Two bedroom
- Semi detached house
- Front and rear garden
- Lounge with fireplace
- Kitchen
- First floor bathroom
- Garage

The Location

Norwich Common is a favoured residential location near the heart of the town. Wymondham is a vibrant market town, famous for its medieval Abbey and provides good shopping facilities and an interesting array of antique shops, cafes, pubs and restaurants. There is highly regarded schooling at nearby Wymondham High Academy and Wymondham College. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London Kings Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the north east. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





The Property

This beautifully presented two-bedroom semi-detached cottage combines modern living with timeless character and charm. Located in a desirable area, the property boasts a welcoming entrance hall leading to a well-appointed kitchen and a spacious lounge featuring a traditional fireplace, perfect for cozy evenings. On the first floor, you'll find two generously sized bedrooms and a contemporary bathroom, making this home ideal for professionals or small families. With its blend of modern fixtures and characterful features, this cottage offers the perfect balance of comfort and style. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

The Outside

Tucked away and set back from the road, this charming property enjoys a delightful part-walled front garden with mature trees and well-established planting, creating a sense of privacy and curb appeal. To the rear, a low-maintenance shingled garden offers an ideal space for outdoor seating or entertaining, with a personal door providing convenient access to the brick-built garage with shingle drive access.

Freehold

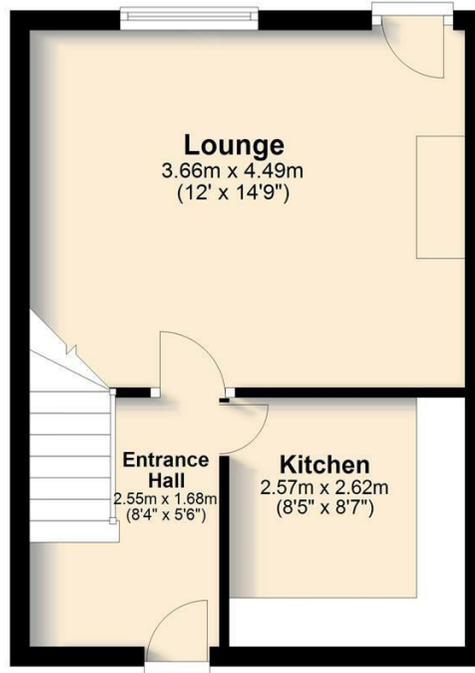
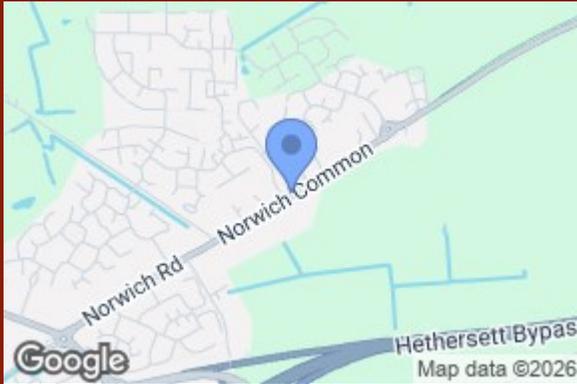
Services

Mains electric, mains water , mains drains and mains gas

How to get there

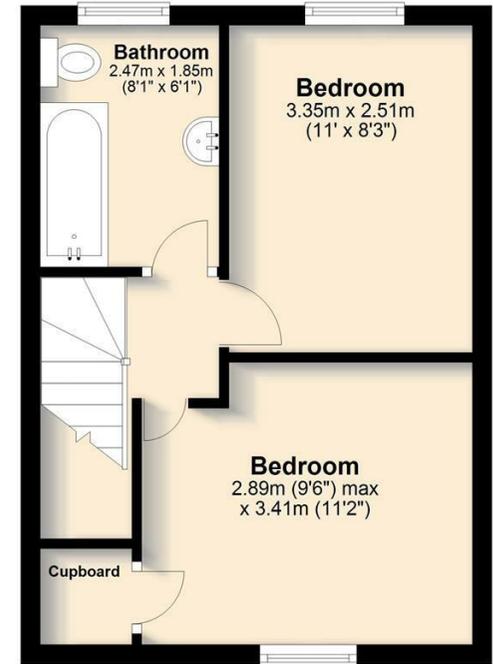
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Viewing strictly by appointment



Ground Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (304.0 sq. feet)

Total area: approx. 56.4 sq. metres (606.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			86
(11-11) B			
(10-10) C		70	
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

33 Market Street
 Wymondham
 Norfolk
 NR18 0AJ
 01953 423 188
 info@twgaze.co.uk