

Heron Rise, Wymondham NR18

Guide Price **£180,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Spacious two-bedroom modern coach house
- Ideal first-time purchase or low-maintenance home
- Impressive open-plan kitchen/dining/living area
- Private ground-floor entrance
- Two good-sized bedrooms
- Built in 2020 – NHBC warranty until 2030
- Energy-efficient EPC B rating
- Two allocated tandem parking spaces
- Popular development with open green space & picturesque lake nearby

Council Tax Band: B

Tenure: Leasehold





A fantastic opportunity for a first-time buyer, couple or anyone looking for a modern, low-maintenance home, this spacious two-bedroom coach house enjoys its own private entrance and a surprisingly generous amount of accommodation.

Built in 2020 and situated on the popular The Alders at Birch Gate development in Wymondham, the property benefits from the remainder of its NHBC warranty until 2030, an impressive EPC B rating and attractive open green spaces with a picturesque lake nearby.

A private ground-floor entrance opens to stairs leading to the first floor, where a spacious landing provides access to all of the accommodation. The real heart of the home is the impressive open-plan kitchen, dining and living area, with triple-aspect windows creating a wonderfully light and sociable space.

There are two good-sized bedrooms and a generous bathroom, while the property also benefits from its own loft space, providing useful additional storage.

Unlike a conventional apartment, the coach house offers a greater feeling of independence and privacy, with no communal entrance and no neighbours living directly above or below.

Outside, there are two allocated tandem parking spaces to the rear, together with a useful storage shed.

Conveniently positioned for Wymondham town centre and railway station, while enjoying green open space and a lake virtually on the doorstep, this is a superb modern home that must be viewed to fully appreciate the space and lifestyle on offer.

Accommodation Comprises

Entrance Hall Private front entrance door opening into the entrance hall, with radiator and staircase rising to the first floor accommodation

Landing A particularly spacious landing with room for a desk, creating an ideal spot for those working or studying from home. Built-in storage cupboard, radiator, access to the loft space and doors leading to both bedrooms, the bathroom and open-plan kitchen/dining/living room.

Open Plan Kitchen/Diner/Living Room An impressive and wonderfully light triple-aspect open-plan space, providing plenty of room for cooking, dining and relaxing.

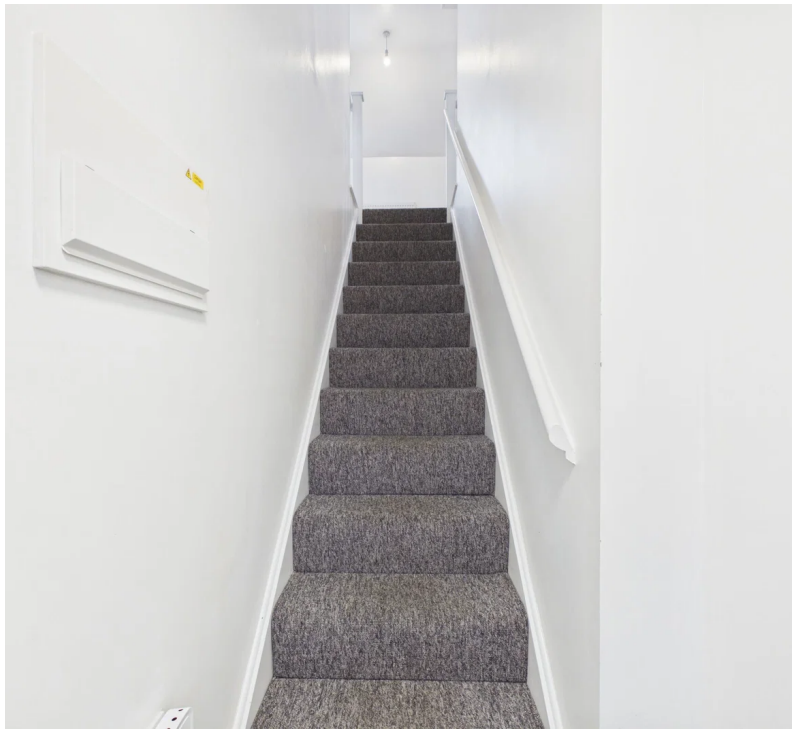
The kitchen area is fitted with a range of matching wall and base units with work surfaces over and a one-and-a-half bowl stainless steel sink unit. Gas hob with oven below and cooker hood above, together with space for a freestanding fridge/freezer, washing machine and an additional under-counter appliance. Tiled flooring and space for a small dining table and chairs.

The living area provides ample room for sofas and additional furniture, with radiator and windows allowing plenty of natural light into the room.

Bedroom 1 A good-sized bedroom with radiator and built-in wardrobe cupboard providing hanging rail and shelving.

Bedroom 2 A versatile second bedroom with radiator and built-in airing cupboard housing the gas-fired boiler.

Bathroom Fitted with a bath with shower over, WC and wash hand basin, together with radiator.









Outside A paved pathway leads to the private front entrance door, while access beneath the archway leads through to a communal gravelled area at the rear, where the property benefits from a useful outside storage shed and two allocated tandem parking spaces. There is also a large communal bin store.

The development enjoys attractive open green spaces, with a children's play area, pleasant walkways and a picturesque lake nearby, providing a lovely setting to enjoy right on the doorstep.

Leasehold Information
Ground Rent: £130 per annum
Service Charge: £926.44 per annum
Lease Length: Approximately 117 years remaining
Lease Expiry: 1 January 2144

All leasehold information has been provided by the seller and should be verified by the buyer's solicitor as part of the conveyancing process.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.







As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.

