



**Ashleigh Gardens, Wymondham NR18 0EX**

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## Ashleigh Gardens, Wymondham

A bright and practical three-bedroom home featuring living room, a kitchen/diner, and a conservatory leading to an enclosed rear garden. With two double bedrooms, a single room, a family bathroom, and a downstairs cloakroom, it offers comfortable everyday living.



## Description

This well-presented three-bedroom home offers generous living space, thoughtful layout, and excellent potential for families or first-time buyers. The ground floor features an inviting living room that flows seamlessly into the kitchen/diner. A conservatory extends the living space further, opening directly onto the rear garden and providing an ideal spot for relaxing or entertaining.

Upstairs, the property offers two spacious double bedrooms and a well-proportioned single room, all benefiting from plenty of built-in storage. A modern family bathroom serves the first floor, and a convenient downstairs cloakroom.

The enclosed rear garden is a real highlight, offering a mix of shingle and patio areas perfect for outdoor dining and low-maintenance planting. To the front, the garden features a shingled area and a dropped kerb, offering potential for off-road parking.

## Living Room

Front facing window, stair leading to first floor with additional storage complete with laminate flooring and door leading to the porch area

## Cloakroom

Sink and W.C

## Kitchen/Diner

Open plan area space for a dining table, built in oven, hob with extractor fan with plenty of wall and base level units and space for white goods

## Conservatory

Wrap around windows with french doors leading to the rear garden, space for dining table as well as fixtures and fittings

## Bedroom One

Double room with front facing window complete with built in wardrobes

## Bedroom Two

Double bedroom with rear facing window

## Bedroom Three

Single room with front facing window

## Bathroom

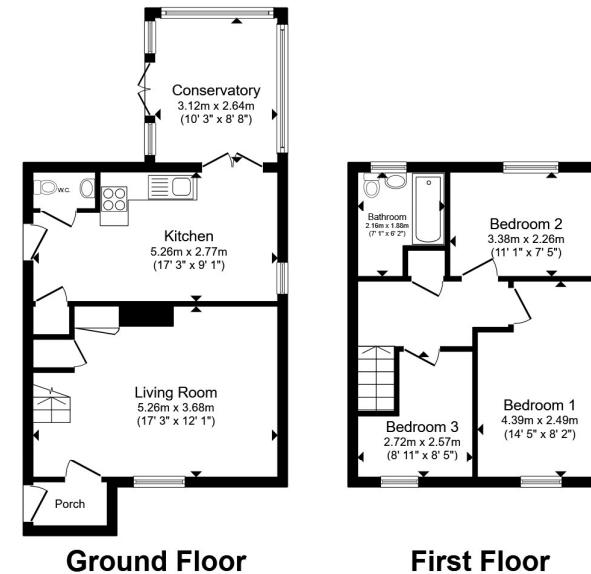
Complete with bath, sink and W.C

## Rear Garden

Shingle area low maintenance with patio area used for dining with space for a shed

## Front Garden

Shingle area low maintenance



Total floor area 79.6 m<sup>2</sup> (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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## Ashleigh Gardens, Wymondham

- Three Bedroom
- Enclosed Rear Garden
- Garage
- Conservatory
- Ample Built-in Storage
- Family Bathroom & Cloakroom

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£280,000**

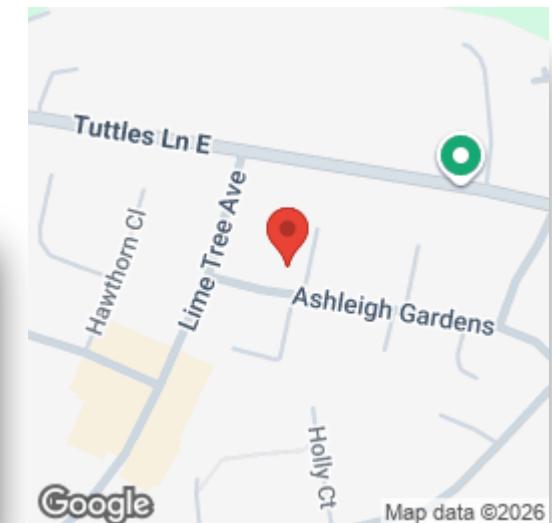


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Property Ref:  
WYM109027 - 0004



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 william h brown



**01953 602578**



[Wymondham@williamhbrown.co.uk](mailto:Wymondham@williamhbrown.co.uk)



27 Market Street, WYMONDHAM, Norfolk,  
NR18 0AJ



[williamhbrown.co.uk](http://williamhbrown.co.uk)