



Magpie Place, Wymondham - NR18 9FU

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HYBRID ESTATE AGENTS



Magpie Place

Wymondham

50% SHARED OWNERSHIP. The property is situated on the very edge of this popular development sharing a PRIVATE SETTING and TREE LINED VIEWS to the very front of the home and the ideal route onto the housing market for FIRST TIME BUYERS. The main living area comes in the form of a BRILLIANT 25' OPEN PLAN and MULTI-ASPECT living area comprising the sitting room, dining room and kitchen with INTEGRATED APPLIANCES and French doors backing into the rear garden. From the first floor landing TWO DOUBLE BEDROOMS can be found both enjoying use of the THREE PIECE FAMILY BATHROOM and GROUND FLOOR WC. To the side of the home a TANDEM DRIVEWAY gives ample OFF ROAD PARKING with a larger than average FULLY ENCLOSED REAR GARDEN ideal for entertaining family and friends.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Semi-Detached House
- 50% Shared Ownership
- Edge Of Development Setting Enjoying Tree Lined Views
- Multi-Aspect Open Plan Living Space Measuring Over 25'
- Kitchen With Integrated Cooking Appliances
- Two Double Bedrooms
- Three Piece Bathroom & Ground Floor WC
- Fully Enclosed L-Shape Rear Garden & Tandem Driveway

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 enjoys an enviable position on the edge of this very popular development with tree lined views and green space directly opposite the front of the home. To the right hand side a tandem brick weave driveway allows for the parking of multiple vehicles whilst a low maintenance lawn and shrub frontage sit towards the very front of the property adding vibrancy either side of the pathway.

THE GRAND TOUR

Once inside a entrance lobby is the first place to greet you creating the ideal space to slip off coats and shoes where a low level radiator can be found and access directly ahead into the two piece WC laid with wood effect flooring and also offering a low level radiator. Through from here the main living space emerges in the form of a multi aspect 25' open plan living space. This area has again been laid with hard wearing wood effect flooring and initially opens up to reveal the kitchen. The kitchen itself features a mixture of wall and base mounted storage units with downward spotlights from the kitchen cabinets and integrated appliances to include an oven and hob. The current owners do have space with electric setup for a dishwasher however have not chosen to install one at this current time with space also remaining for a washing machine and fridge freezer. Towards this side of the room again the floor space opens up to leave more than enough room for a formal dining table with handy and well proportioned under the stairs storage cupboard. Found at the very rear of the home and sat in front of a set of uPVC double glazed French doors opening onto the rear garden patio, the floor space opens up yet again to leave more than enough room for a formal sitting room suite with further soft furnishings.

The first floor landing splits in each direction to take you into each of the bedrooms whilst the three piece bathroom suite sits in between both with a predominantly tiled surround and shower head with glass screen mounted over the bath and tall heated towel rail.

Both bedrooms can easily accommodate a double bed with further storage solutions and furnishings with the slightly larger being towards front of the home laid with carpeted flooring and enjoying tree lined views over the space in front whilst a second well proportioned double bedroom sits at the very rear of the property benefiting from a built in storage space.

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VIRTUAL TOUR

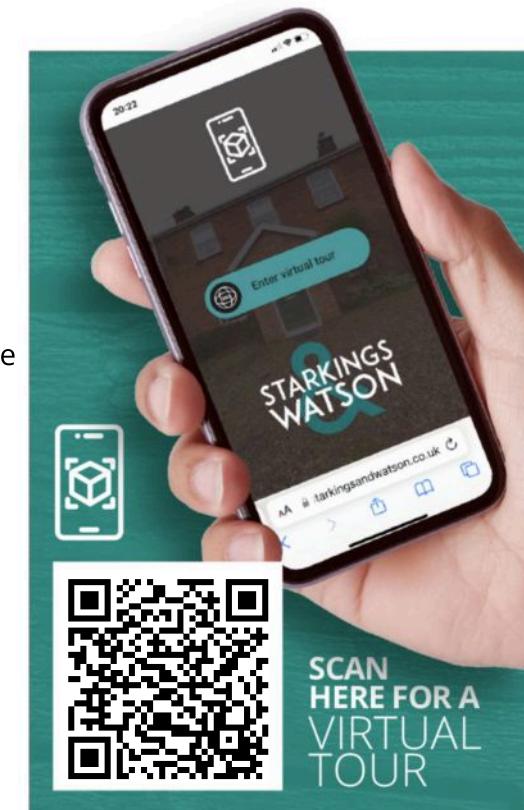
View our virtual tour for a full 360 degree of the interior of the property.

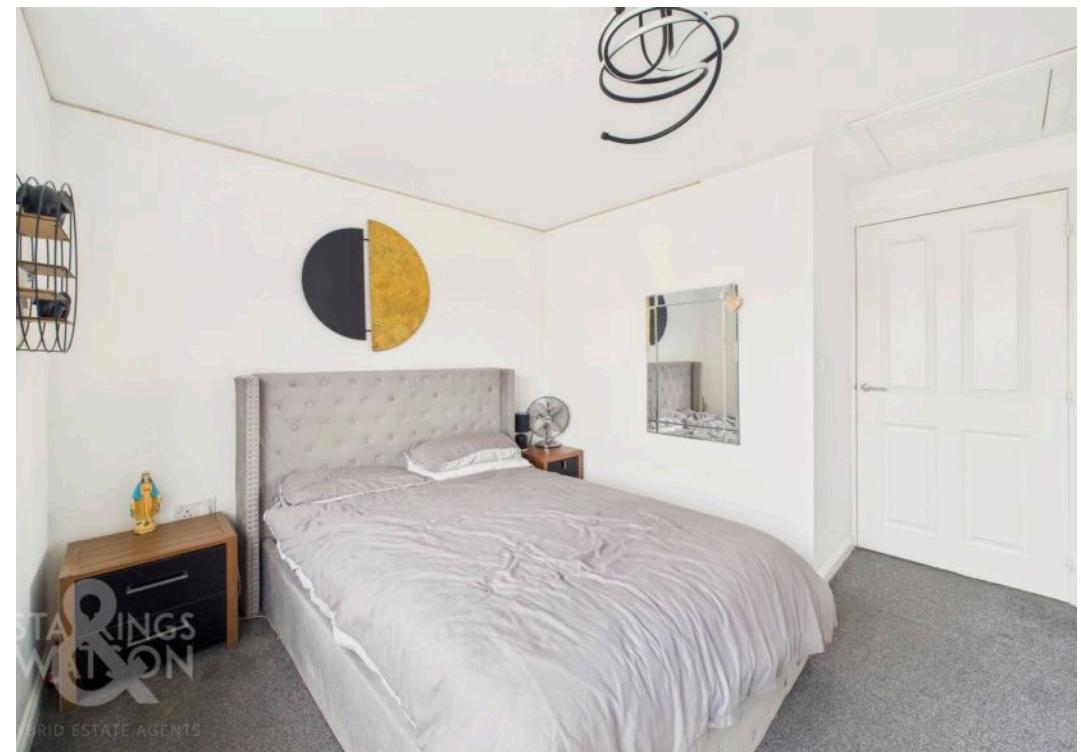
AGENTS NOTES

The property is offered as part of the shared ownership scheme whereby you will purchase 50% of the home and pay a monthly rental charge on the remaining 50% to the management company Heylo Housing.

The property will remain as a Leasehold as part of this with fees amounting to £374 pcm to include the service charge, ground rent and buildings insurance. It is possible to purchase further shares in the property taking it to 100% ownership in time.

Please speak to the team if you are unsure on how part ownership works or if you have any further queries.



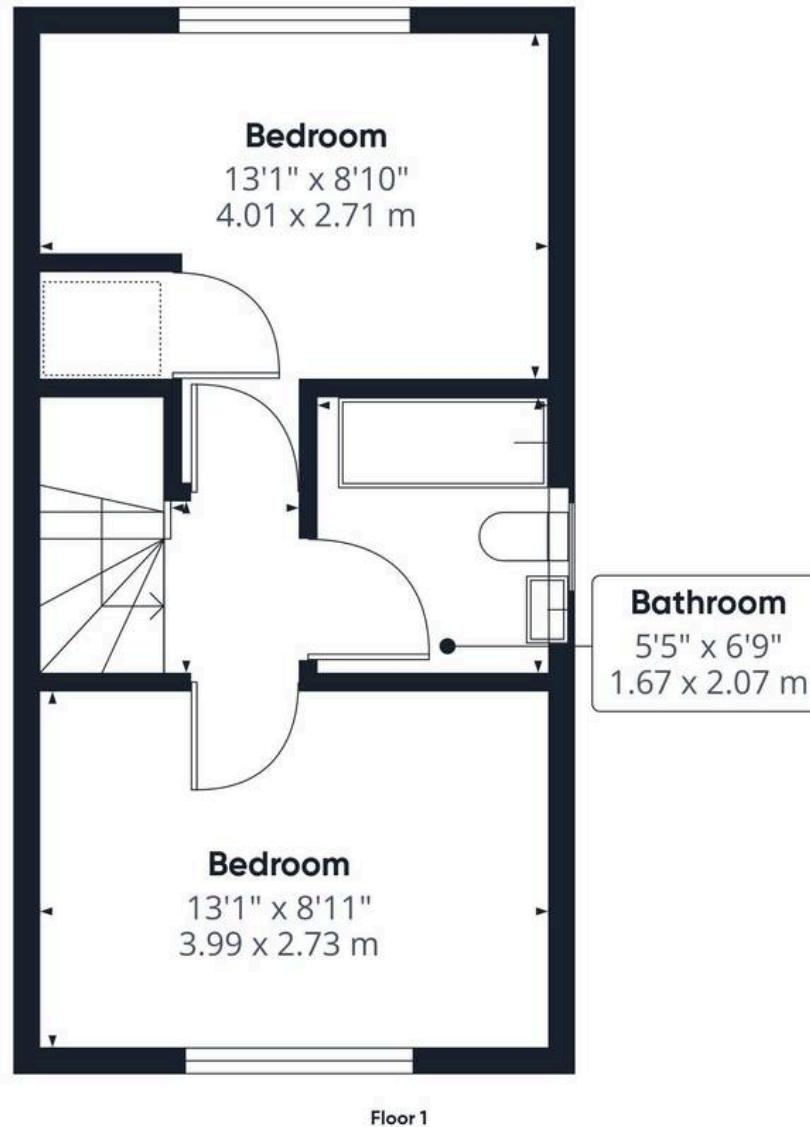




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where initially an extended patio creates the ideal space to sit and enjoy the warmer months with an access gate taking onto the driveway from here. The rest of the garden is predominantly laid to lawn with a further space at the very back of the garden allowing room for a shed or further external storage, if desired.





Approximate total area⁽¹⁾

623 ft²
57.9 m²

⁽¹⁾ Excluding balconies and terraces

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

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.