

Sheffield Road | Wymondham | NR18 0HS

Guide Price £290,000

twgaze

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Guide Price £290,000 - £300,000

A three-bedroom detached bungalow offering well-proportioned accommodation, a private enclosed garden and garage. Conveniently situated within easy reach of local shops, a bus stop and two primary schools, the property enjoys a practical location with everyday amenities close at hand.

- Offered with no chain
- Kitchen
- Brick built garage
- Detached bungalow and off road parking
- Three bedrooms
- Lounge/diner
- Private front and rear

Location

Located close to local amenities and on a good bus route. Wymondham itself is a historic market town just 10 miles south of Norwich City centre. The town benefits from a variety of good schooling, both primary and secondary, with Wymondham college in particular, boasting an 'outstanding' Ofsted rating. There are good supermarkets, including Waitrose and numerous small businesses in the town. Buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.



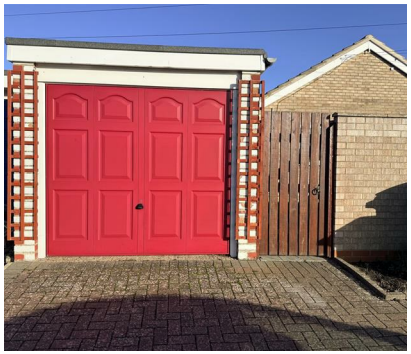
















The Property

The bungalow offers well-proportioned accommodation with a practical layout suited to a variety of buyers. An entrance porch opens into the central hallway, providing access to the principal rooms. The kitchen is conveniently positioned, whilst the particularly spacious lounge/dining room forms the heart of the home, offering generous space for both relaxation and entertaining, with direct access to the rear garden. Three good-sized bedrooms provide comfortable and versatile accommodation, with the option to use one as a study or hobby room if required. A family bathroom completes the layout, making this an appealing home for those seeking the convenience of single-storey living.

Outside

The property enjoys the benefit of a wraparound garden, with generous areas of lawn extending across both the front and rear, creating an attractive setting with plenty of scope for gardening and outdoor enjoyment. A pathway leads through the front garden to the main entrance, whilst the rear garden offers further space to relax and enjoy the surroundings. A wall and gate to the rear provide access through to the brick-built garage, adding a practical element to the outside space.

Services: Mains Electric, mains gas, mains water and mains drainage

How to get there: What3words: ///convey.dolly.handsets

Agents Note - Photographs have been edited using A.I

Viewing: By appointment with TW Gaze

Freehold

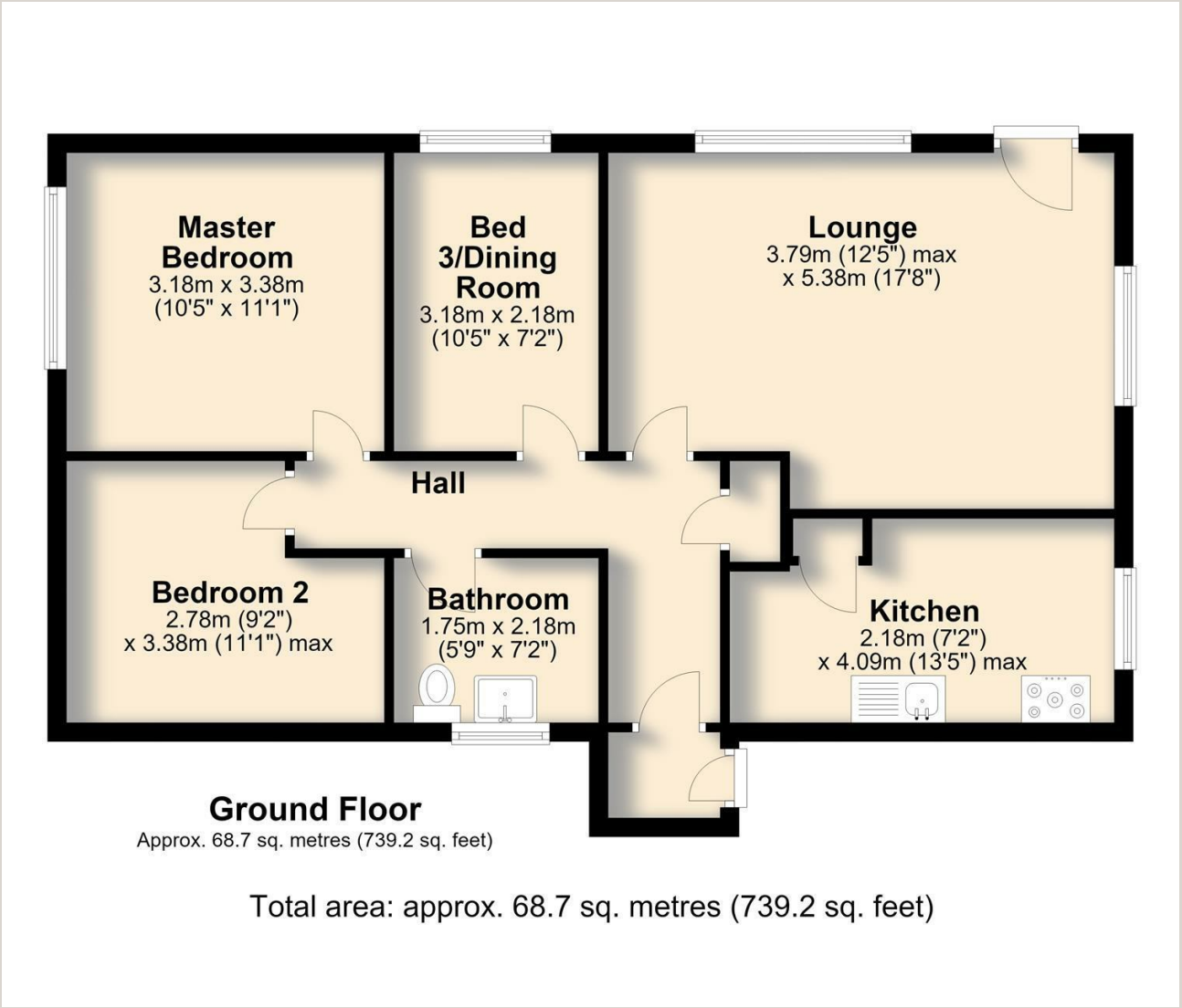
Council Tax: South Norfolk, Band C

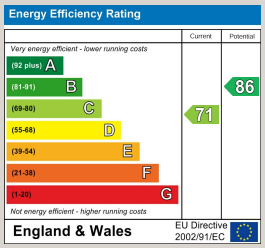
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20386







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