



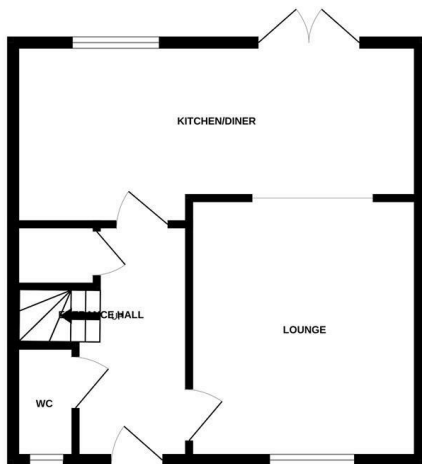
43 Poppy Street | | Wymondham | NR18 0YU

Guide Price £280,000

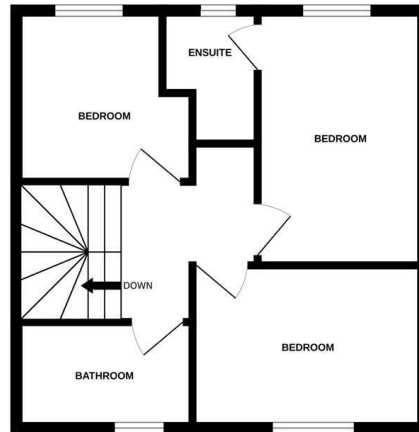
****GUIDE PRICE £280,000 - £290,000 STUNNING MODERN FAMILY HOME****
Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after market town of Wymondham. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking and to the rear there is a well maintained, mature rear garden with side gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home or first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The popular market town of Wymondham lies off the A11 approximately 9.5 miles south-west of the historic and cultural City of Norwich and boasts a full range of amenities including schooling to include Wymondham College and Wymondham High Academy, Wymondham Abbey, popular local shops, pubs and restaurants. The train station provided links to Norwich, Cambridge and London.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 12'9" x 11'3"

Double glazed window, radiator.

Kitchen/Diner 19'9" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, radiator, patio doors, double glazed window.

WC 5'0" x 2'11"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 8'0"

Double glazed window, radiator.

En-Suite 6'6" x 4'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 11'1" x 7'10"

Double glazed window, radiator.

Bedroom Three 9'1" x 8'3"

Double glazed window, radiator.

Bathroom 8'4" x 5'0"

Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking for two cars.

Outside Rear

Timber decking, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band C.


Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.