



Norwich Common | Wymondham | NR18 0SW

Offers Over £230,000

twgaze

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Nestled in the charming area of Norwich Common, Wymondham, this delightful two-bedroom character cottage offers a perfect blend of modern living and traditional charm. The property boasts a warm and inviting atmosphere, private garden and Garage.

- £250,000 - £260,000
- Two bedroom
- Front and rear garden
- Kitchen
- Garage
- Offered with no chain
- Semi detached house
- Lounge with fireplace
- First floor bathroom

The Location

Norwich Common is a favoured residential location near the heart of the town. Wymondham is a vibrant market town, famous for its medieval Abbey and provides good shopping facilities and an interesting array of antique shops, cafes, pubs and restaurants. There is highly regarded schooling at nearby Wymondham High Academy and Wymondham College. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London Kings Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the north east. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to





London Liverpool Street and has an international airport on the north side of the city.

The Property

This beautifully presented two-bedroom semi-detached cottage combines modern living with timeless character and charm. Located in a desirable area, the property boasts a welcoming entrance hall leading to a well-appointed kitchen and a spacious lounge featuring a traditional fireplace, perfect for cozy evenings. On the first floor, you'll find two generously sized bedrooms and a contemporary bathroom, making this home ideal for professionals or small families. With its blend of modern fixtures and characterful features, this cottage offers the perfect balance of comfort and style. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

The Outside

Tucked away and set back from the road, this charming property enjoys a delightful part-walled front garden with mature trees and well-established planting, creating a sense of privacy and curb appeal. To the rear, a low-maintenance shingled garden offers an ideal space for outdoor seating or entertaining, with a personal door providing convenient access to the brick-built garage with shingle drive access.

Freehold

Services

Mains electric, mains water , mains drains and mains gas

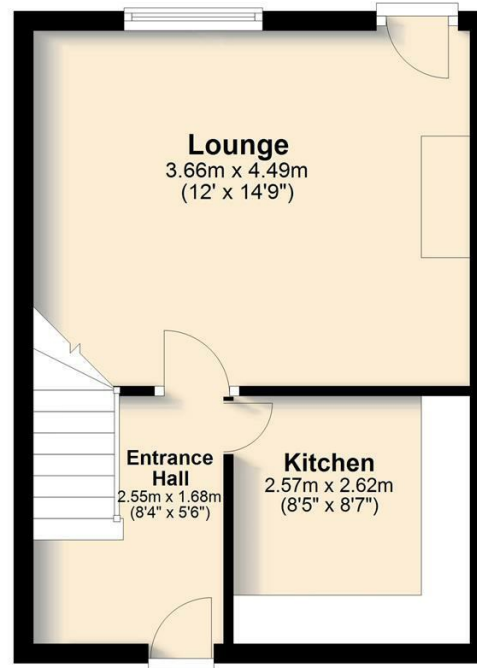
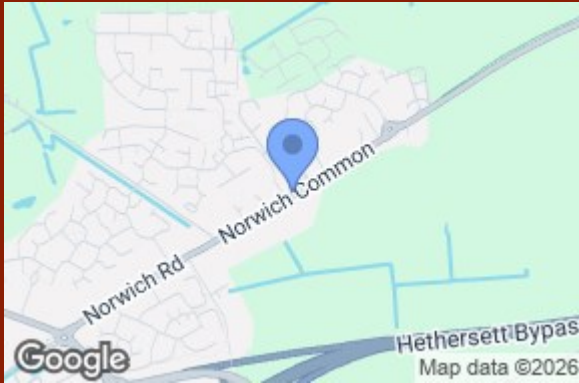
How to get there

brain.formation.holly

Viewing strictly by appointment

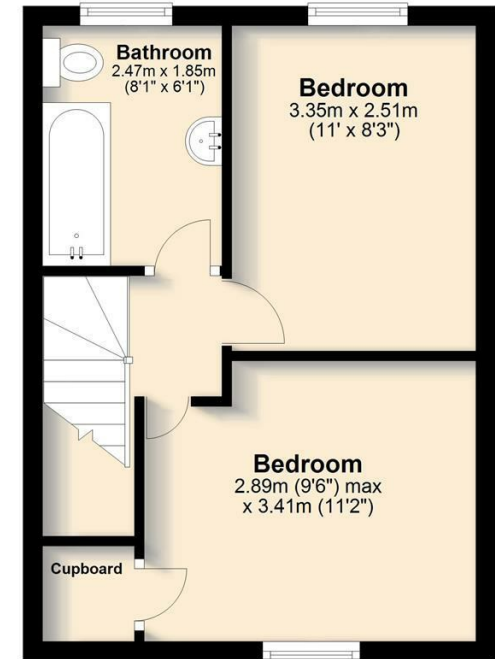
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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.



Ground Floor

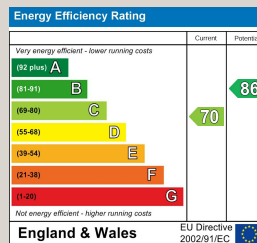
Approx. 28.1 sq. metres (302.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (304.0 sq. feet)

Total area: approx. 56.4 sq. metres (606.6 sq. feet)



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