

White Horse Street | Wymondham | NR18 0BJ

Offers Over £300,000

twgaze

White Horse Street | Wymondham | NR18 0BJ
Offers Over £300,000

Extended, generous cottage located just a short walk from the shops. Original features. Spacious living room with wood burner. Kitchen, utility and Garden Room. Beautiful, landscaped rear garden. 2 bedrooms and first floor bathroom. Nicely finished and in good condition. Must see property!

- Beautifully presented cottage with 'homely' feel
- Generous Living Room with wood burner
- Kitchen, Utility/Boot Room and Garden Room
- 2 good size bedrooms
- First floor bathroom, ground floor Wet Room/WC
- Long, landscaped rear garden
- Just a short walk from the shops
- Must see property!







Location

White Horse Street is just a short stroll from the shops, passing by Damgate Street en-route; one of the oldest roads in Norfolk. Wymondham is a historic market town just 10 miles south of Norwich city centre, with the town benefitting from a variety of schooling options, 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. Transport 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 cottage has clearly been well loved and cared for during the sellers ownership. Upon entrance, there is a small lobby and Wet Room/WC which have been added in















recent years. A door opens into a generous Living/Dining Room with prominent chimney breast and wood burning stove, which stand out to make a lovely feature within the room. Stairs lead up from the Utility/Boot Room, which provides excellent supporting space to the house. A glazed door leads through to tiered Garden Room and through again to the fitted kitchen - which has two Velux skylights.
A great deal of thought has gone into the extended design and overall feel/ambience of this home, especially regarding access to light, which even includes a light tunnel on the landing.
Upstairs are two bedrooms - the larger of the two has fitted wardrobe. The second bedroom can easily cater a double bed, but is currently used as a study. A good size bathroom

Outside
Shared access gate and well maintained pathway leading down the side of the terraces. The rear garden opens up beautiful 'country style' garden with steps down to a mature, lush lawn with well stocked borders. There is an array of flowers and shrubbery as you make your way down the garden, passing a useful store shed, through to a 'working garden' where raised vegetable beds and wooden tool shed can be found.

Agents Note - The neighbours have rights of way through the rear garden to access the alleyway .

Services
Mains water, drainage and electricity. Gas central heating.

How to get there
What3words: pleaser.ticking.museum

Viewing
By appointment via TW Gaze

Freehold

Council Tax: B

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.

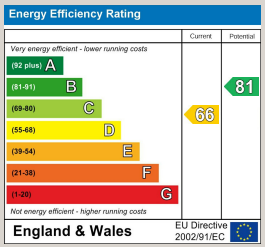
Ref: 2/19868/RM











33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk