



twgaze
FOR SALE
twgaze.co.uk 01953 423188

Ketts Avenue | Wymondham | NR18 0NJ

Asking Price £275,000

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| NR18 0NJ
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A three bedroom extended detached chalet bungalow with off road parking and garage. The property would benefit from some updating and is offered with no chain.

- Three bedrooms
- Extended detached chalet bungalow
- Garage off road parking
- Private rear garden
- Ground floor Wet room
- Lounge with dining area
- Kitchen
- Conservatory
- Offered with no chain

The Location

Wymondham itself is an 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. 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

Perfectly positioned within easy reach of well-regarded local primary and high schools, this extended three-bedroom detached chalet bungalow offers spacious





and versatile accommodation, making it an ideal family home. The property would benefit from some modernisation, presenting an excellent opportunity for buyers to update and personalise to their own taste. The ground floor comprises a welcoming entrance hall leading to a generous lounge, which flows through to a defined dining area, creating an ideal space for both everyday living and entertaining. There is also a ground floor bedroom, offering flexibility for multi-generational living or use as a home office. The kitchen is positioned to the rear of the property and provides access to a conservatory, which overlooks the garden and offers additional living space filled with natural light. To the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation with ample space for furnishings.

The Outside

The property is approached via a driveway providing ample off-road parking and access to the brick-built garage. To the rear, a private and enclosed garden creates the perfect setting for outdoor dining, entertaining, or simply unwinding.

Freehold

Services

Mains electric, mains gas, mains water and mains drainage

How to get there

[what3words///view.nurtures.flippers](https://www.what3words.com/view/nurtures.flippers)

Viewing

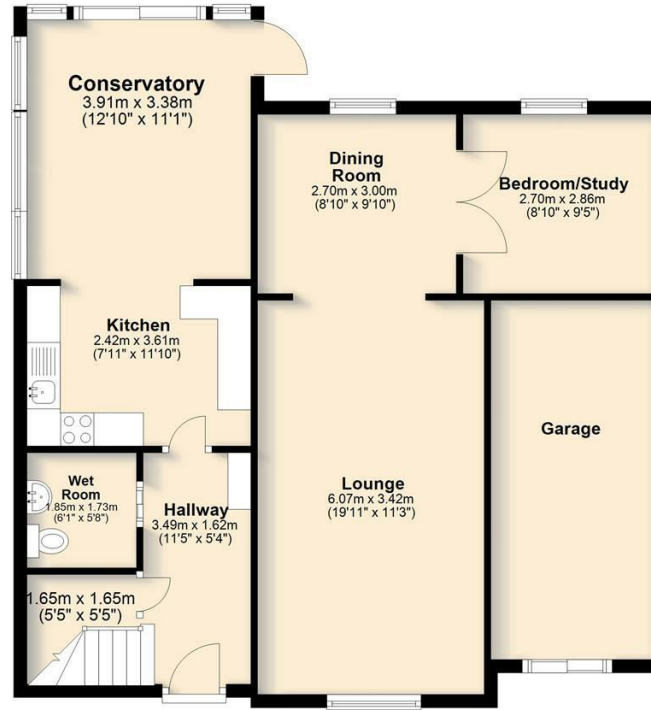
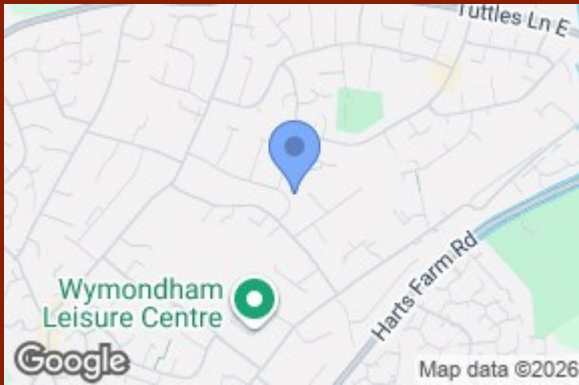
Strictly by appointment

Council Tax Band C

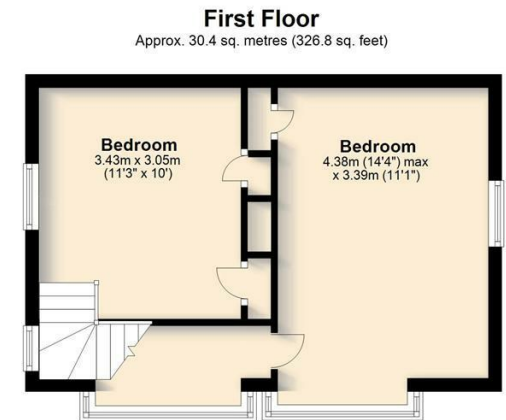
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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 2/20102

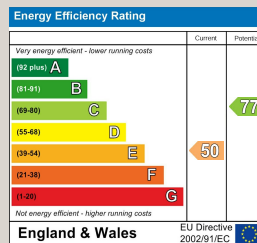


Ground Floor
Approx. 86.8 sq. metres (934.0 sq. feet)



First Floor
Approx. 30.4 sq. metres (326.8 sq. feet)

Total area: approx. 117.1 sq. metres (1260.8 sq. feet)



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