



Fiona Close | Wymondham | NR18 0HB
Asking Price £300,000

twgaze

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This three-bedroom detached family home is tucked away in a quiet cul-de-sac, offering a peaceful and private setting. The property boasts two spacious reception rooms, a garage, and off-road parking, while the rear garden provides a perfect outdoor space for relaxing or entertaining. With no onward chain, this home presents an ideal opportunity for families looking for a comfortable and convenient home in a sought-after location.

- Offered with no chain
- Detached family home
- Separate dining room
- Garage and driveway
- Three bedroom
- Large Lounge
- Private garden
- Ground floor w.c and first floor bathroom

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





Offered to the market with no onward chain, this three bedroom detached home provides well balanced and versatile accommodation, ideally suited to family living. The ground floor comprises an inviting entrance hall, cloakroom/W.C., fitted kitchen, a spacious lounge with patio doors opening onto the rear garden, and a separate dining room ideal for entertaining. To the first floor there are three well proportioned bedrooms and a family bathroom, all arranged off a central landing. The property would benefit from a programme of updating, presenting an excellent opportunity for purchasers to modernise and create a home to their own taste. Situated within a popular residential area, the property is conveniently located for local amenities, well regarded schools and transport links.

The Outside

Situated within a quiet cul-de-sac, this well-presented property offers a peaceful residential setting ideal for families and professionals alike. The home benefits from a driveway providing off-road parking and access to a garage. To the rear, there is a private, enclosed garden, perfect for outdoor entertaining and enjoying a good degree of privacy.

Freehold

Services

Mains Electricity, mains water, mains drains and mains gas

How to get there

[mint.servicing.robots](https://www.mint.servicing robots.com)

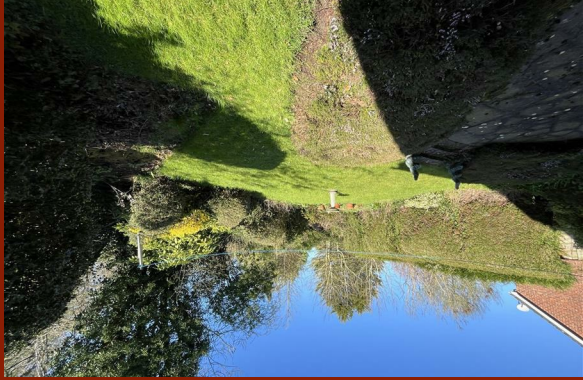
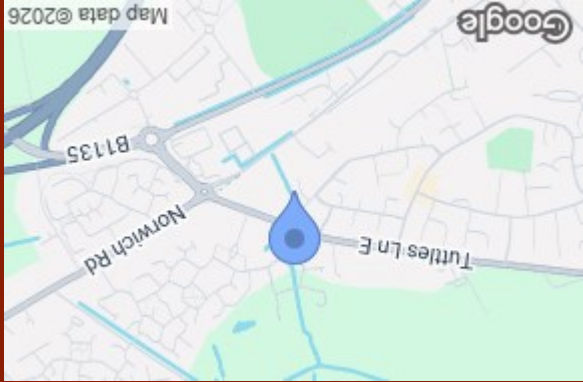
Viewing

Strictly by appointment

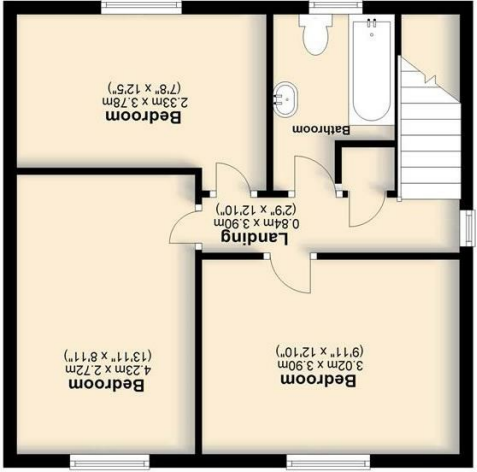
Council tax band C

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.



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	105-120
B	81-105
C	65-81
D	50-65
E	35-50
F	21-35
G	1-21
Very energy efficient - lower running costs	
81	59



Total area: approx. 109.1 sq. metres (1174.9 sq. feet)

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