Clifton Road | Wymondham | NR18 0JB

Asking Price £300,000

twgaze

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A well positioned two-bedroom link-detached bungalow, tucked away in a quiet and peaceful cul-de-sac. The property offers comfortable and practical accommodation, making it an ideal choice for those looking to enjoy single-level living in a pleasant residential setting.

- Two bedroom link detached bungalow
- Garden backing onto school playing field
- Garage, carport and parking
- Quiet cul-de-sac location
- Conservatory with garden views
- Offered with no chain

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. 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

Upon entering, the welcoming entrance hall provides access to the principal rooms and creates a practical first impression of the property. The two bedrooms are both well proportioned, offering comfortable accommodation and flexibility for a variety of needs, whether used as bedrooms, a guest room or home office. The kitchen provides a practical range of storage and preparation space, while the spacious lounge offers a comfortable area for relaxing and entertaining. To the rear of the property is a bright and useful conservatory, which enjoys pleasant views over the garden and provides an additional reception space that could be used throughout the year.

Outside

To the front of the property, a private driveway provides access to the carport and garage, which features an electrically operated up-and-over door to the front and a personal door providing access to the rear. The rear garden comprises a paved patio area, lawn and greenhouse, offering a good combination of entertaining and garden space. The garden enjoys a pleasant open aspect to the rear, backing directly onto the playing fields of the neighboring primary school.

Agents note

In accordance with the Estate Agents Act 1979 we declare that the vendor of this property is a relative of a member of staff of TW Gaze.

Services

Mains electricity, mains gas, mains water and drainage

How to get there

What3words: foil.incensed.joked

Viewing

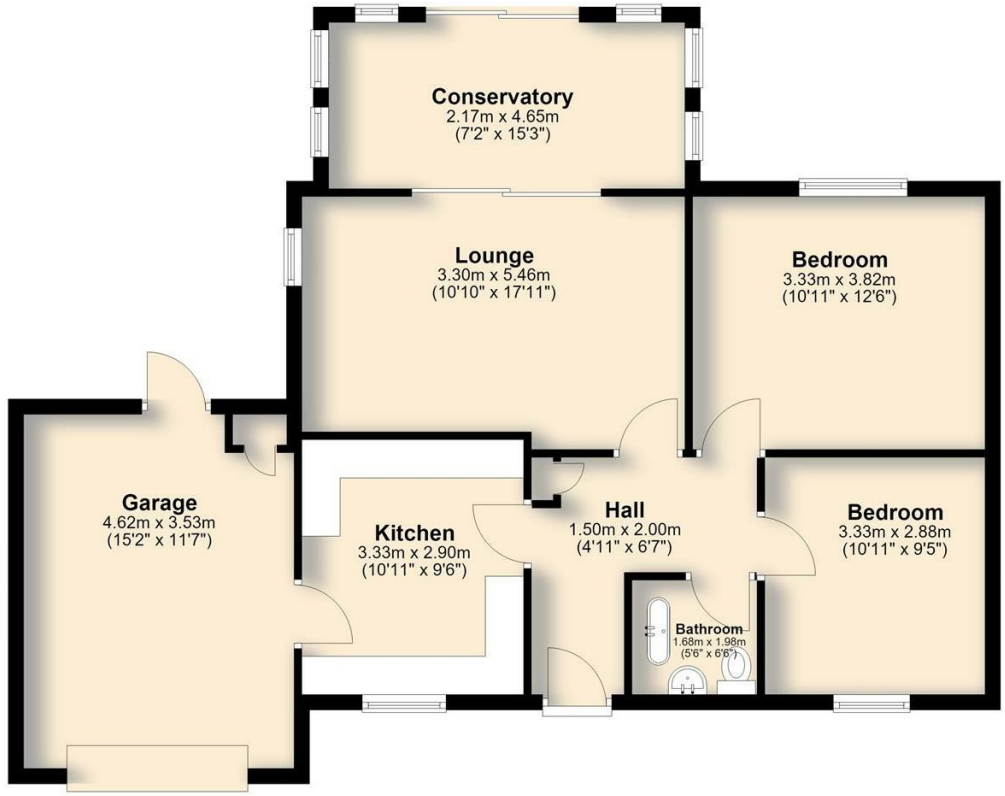
By appointment with TW Gaze

Freehold

Council Tax: band C

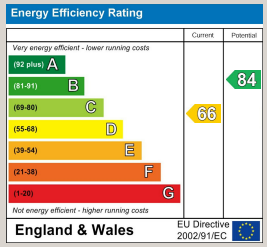
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20270



Ground Floor
Approx. 86.8 sq. metres (934.7 sq. feet)

Total area: approx. 86.8 sq. metres (934.7 sq. feet)



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