



21 Marwood Close  
Wymondham  
Norfolk  
NR18 0TX

Asking Price: £325,000





- Link-detached modern family home
- Popular location close to walk along River Tiffey
- 4 bedrooms
- Bright, spacious Living room
- Kitchen/diner
- Just a short walk to the shops and town centre
- Vendors have found!

**Location**

Marwood Close offers a mixture of modern properties on a development built around the 1990's. The location is convenient for access into the town centre, with a walkway through to Damgate Street, Becketswell and along the pretty River Tiffey which is great for general walks. 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

The house offers family accommodation, with a generous and light living room at the back of the house which has a sliding patio door onto the rear garden. The fitted kitchen has a range of base and eye level units as well as a built-in oven and fitted gas hob. On the first floor the landing accesses all of the bedrooms and a family bathroom. The main bedroom at the rear has built-in wardrobes and the fourth bedroom provides flexibility to be used as a study/office

## Outside

The front is laid to lawn with a hard standing driveway directly in front of the single garage, which has an up and over door and pitched roof allowing for additional storage space. The rear garden has been landscaped, with a circular lawn bordered by shrubs and flowers, while a brick weave patio provides a space ideal for outside dining.

## Services

Mains electricity, gas, water and drainage are connected to the property. A gas central heating boiler provides the domestic hot water and heating.

**How to get there – What3words:**  
captures.whizzing.revisit

## Viewing

Strictly by appointment with TW Gaze.

## Tenure:

Freehold

**Council Tax Band:** C

**Ref:** 2/17439/RM


**Important Notice**

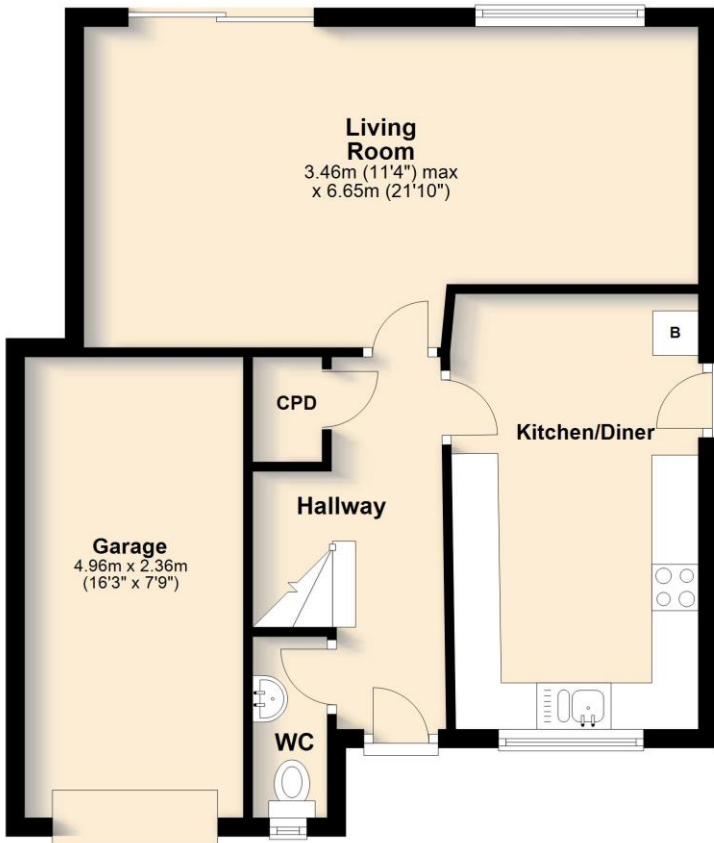
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

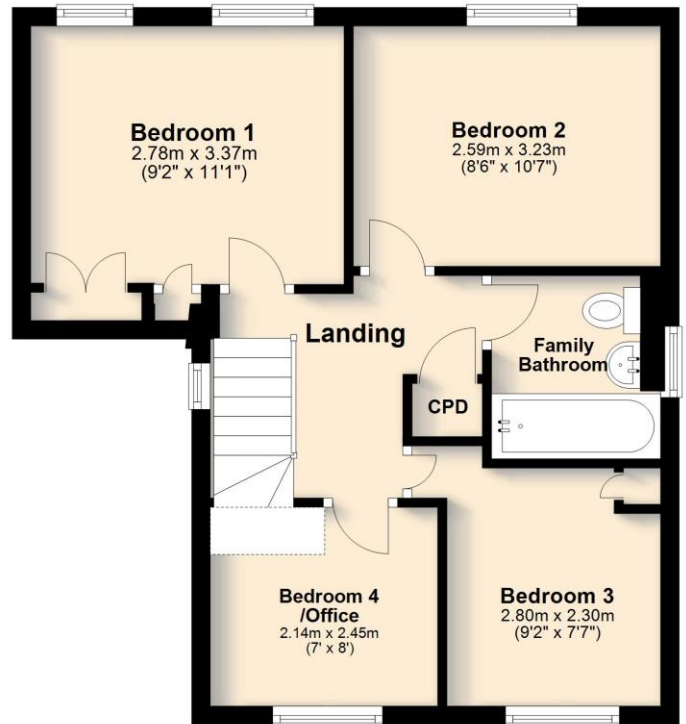
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



**Ground Floor**

Approx. 55.8 sq. metres (600.1 sq. feet)



**First Floor**

Approx. 41.5 sq. metres (446.6 sq. feet)

Total area: approx. 97.2 sq. metres (1046.7 sq. feet)

**21 Marwood Close, Wymondham**

**For illustrative purposes only. NOT TO SCALE.**

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