



8 Wisteria Drive
Wymondham
Norfolk
NR18 0FW

Asking Price: £375,000

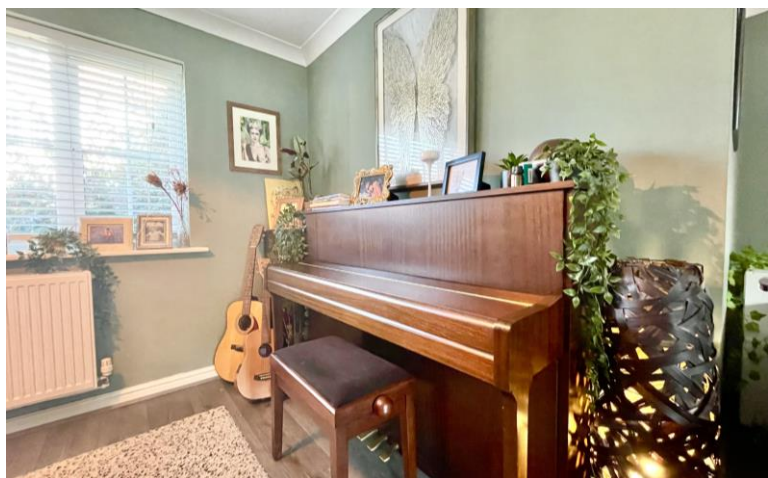




- Detached modern family home
- 5 bedrooms
- Spacious Kitchen/Diner
- Bright Living Room
- L-shape rear garden which wraps the house
- Garage and driveway

Location

The house is tucked down a smaller road on the scenic edge of the Whispering Oaks development, just a short walk or drive from a range of amenities, including a Waitrose and Lidl supermarket. Wymondham is a vibrant market town, famous for its medieval abbey and provides good shopping facilities and an interesting array of individual shops, cafes, pubs and restaurants. Wymondham has three primary and two secondary schools with Wymondham Academy and Wymondham College (state day and boarding) both well regarded. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London King's Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the northeast. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





Property

Detached 5 bedroom family home offering over 1400 sq.ft of accommodation across three floors. The property is perfect for a growing family looking for space to spread out and enjoy, with a decent size L-shaped living room with patio doors onto the rear garden and an 18' kitchen/diner. There are three bedrooms on the first floor, with the larger of the bedrooms benefitting from an en-suite shower room. The remaining two bedrooms are supported by a bathroom, with further shower room accessible for the remaining second floor bedrooms.

Outside

A driveway, which allows off street parking for two vehicles, leads to a single linked garage. A side gate opens to the enclosed garden which wraps around to the side, where a further lawn area can be found.

Services

Mains Water, electricity and drainage are connected. Gas fired central heating system.

How to get there

(W3W)///copes.shortcuts.playroom

Viewing

Strictly by appointment with TW Gaze.

Freehold.

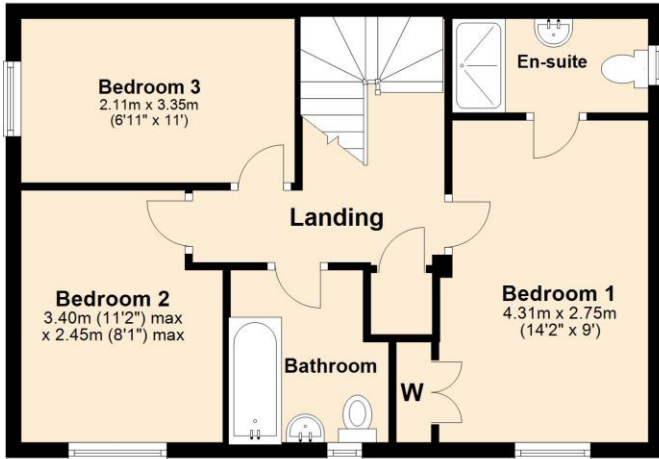
Council Tax Band: D

Ref: 2/19408/RM

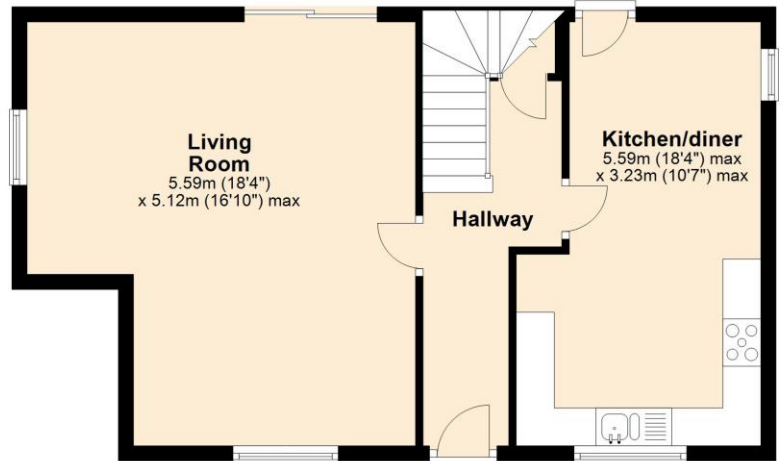
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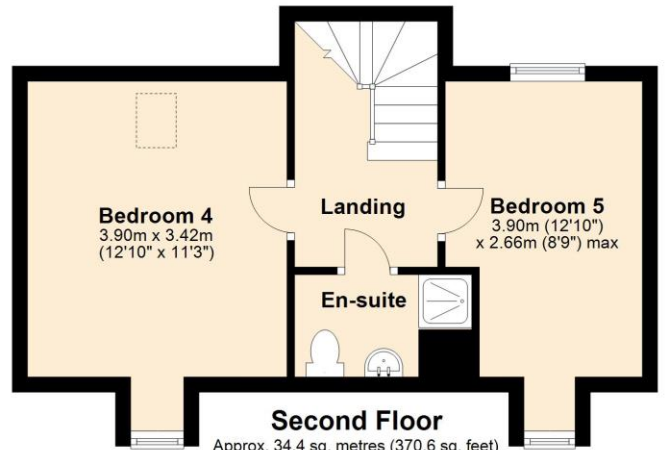
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor
Approx. 46.3 sq. metres (497.8 sq. feet)



Ground Floor
Approx. 50.9 sq. metres (548.1 sq. feet)



Second Floor
Approx. 34.4 sq. metres (370.6 sq. feet)

Total area: approx. 131.6 sq. metres (1416.6 sq. feet)

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