Elan Close | Wymondham | NR18 9LW

Offers Over £230,000

twgaze

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A spacious three-bedroom home which has the potential to become a fantastic family residence in a desirable location. The property includes a part garage conversion, which could be further developed to create additional living space. The private, enclosed garden offers a perfect spot for outdoor relaxation, and there is ample off-road parking to the front.

- Three bedrooms
- Dining room
- Ground floor W.C
- Garage
- Off road parking
- Lounge
- Kitchen
- First floor bathroom
- Private garden

The Location

The house is roughly a 15 minutes walk from the town centre. Wymondham itself is a 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
Located in a sought-after area, this three-bedroom property offers comfortable living across two floors. The ground floor comprises an entrance hall, a conveniently located W.C., a spacious lounge, and a separate dining room perfect for both relaxation and entertaining. Upstairs, you'll find three generously sized bedrooms, each offering great natural light and space. The wet room provides a practical and modern bathing option. The property also benefits from double glazing and gas central heating, externally, there is a garage that has been part converted, offering potential for additional living space. Please note, it is unclear whether the conversion has the necessary planning permission and building regulation approval, and we recommend further investigation. This home presents a fantastic opportunity for those looking for a spacious family home in a convenient location, with potential for further customization.

The Outside
To the front of the property, you'll find off-road parking, offering convenient and secure parking for residents. At the rear, the property boasts a private, enclosed garden, ideal for relaxing or entertaining. The garden features a decking area, perfect for alfresco dining or enjoying the sunshine, alongside a spacious lawn area that's great for families or outdoor hobbies. This combination of off-road parking and a delightful garden makes this property a fantastic choice for those seeking both convenience and outdoor space

Freehold

Services
Mains electric, mains gas, mains water and mains drainage

How to get there
What3words///save.should.arriving

Viewing
Strictly by appointment

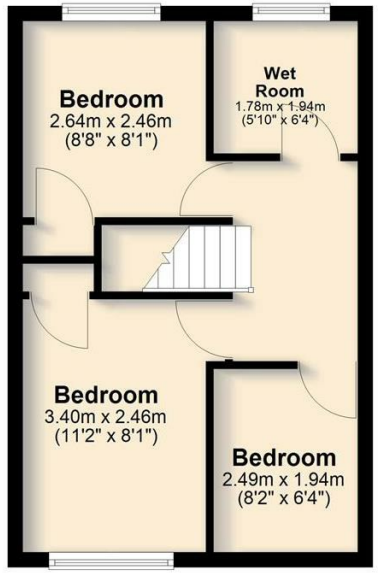
Council tax South Norfolk C

Ground Floor

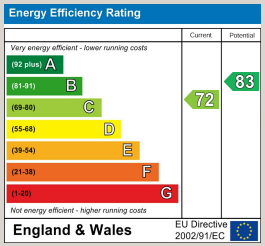
Approx. 52.2 sq. metres (562.1 sq. feet)

First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 84.4 sq. metres (908.7 sq. feet)



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