



Ketts Avenue | Wymondham | NR18 0NJ

Asking Price £275,000

twgaze

# Ketts Avenue | Wymondham | NR18 0NJ Asking Price £275,000

A three bedroom extended detached chalet bungalow with off road parking and garage. The property would benefit from some updating and is offered with no chain.

- Three bedrooms
- Garage off road parking
- Ground floor Wet room
- Kitchen
- Offered with no chain
- Extended detached chalet bungalow
- Private rear garden
- Lounge with dining area
- Conservatory

## 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

Perfectly positioned within easy reach of well-regarded local primary and high schools, this extended three-bedroom detached chalet bungalow offers spacious and versatile accommodation, making it an ideal family home. The property would benefit from some modernisation, presenting an excellent opportunity for buyers to update and personalise to their own taste. The ground floor comprises a welcoming entrance hall leading to a generous lounge, which flows through to a defined dining area, creating an ideal space for both everyday living and entertaining. There is also a ground floor bedroom, offering flexibility for multi-generational living or use as a home office. The kitchen is positioned to the rear of the property and provides access to a conservatory, which overlooks the garden and offers additional living space filled with natural light. To the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation with ample space for furnishings.

### The Outside

The property is approached via a driveway providing ample off-road parking and access to the brick-built garage. To the rear, a private and enclosed garden creates the perfect setting for outdoor dining, entertaining, or simply unwinding.

### Freehold

### Services

Mains electric, mains gas, mains water and mains drainage

### How to get there

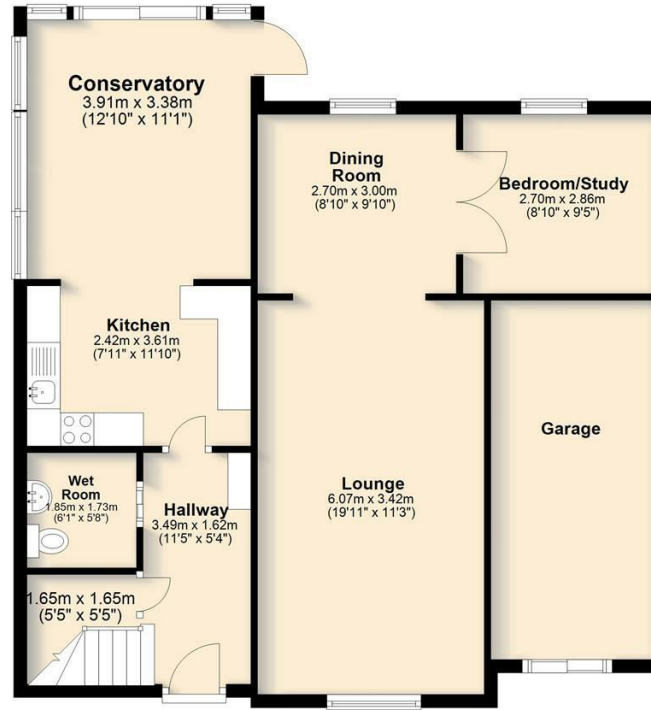
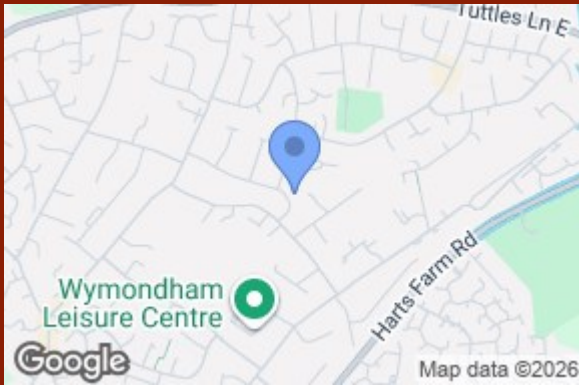
[what3words///view.nurtures.flippers](https://www.what3words.com/view/nurtures.flippers)

### Viewing

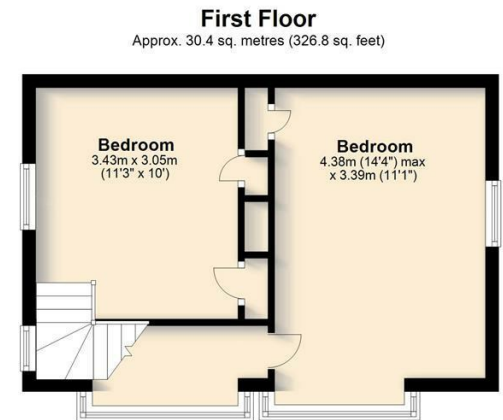
Strictly by appointment

Council Tax Band C

Ref 2/20102



**Ground Floor**  
Approx. 86.8 sq. metres (934.0 sq. feet)



Total area: approx. 117.1 sq. metres (1260.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(13-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk