



Ashleigh Gardens | Wymondham | NR18 0EY

£260,000

twgaze

# Ashleigh Gardens | Wymondham | NR18 0EY £260,000

An Extended Three-Bedroom Semi-Detached Bungalow with Private Garden and Garage. This spacious and well-presented extended three-bedroom semi-detached bungalow offers comfortable and versatile living accommodation, ideal for families, downsizers, or anyone seeking single-level living.

- Three Bedroom
- Open plan lounge/kitchen
- Garage
- Large lounge
- Semi detached bungalow
- Private Garden
- Bathroom

## 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

This well-presented and spacious bungalow, offers versatile accommodation throughout. Upon entering the property, you are welcomed by a bright entrance hall with two useful storage cupboards, ideal for coats and shoes. To the front of the bungalow are two generous double bedrooms, both enjoying plenty of natural light. At the heart of the home is a large lounge, perfect for relaxing or entertaining, with patio doors opening onto the rear garden — bringing the outdoors in. The lounge flows seamlessly into a modern open-plan kitchen, creating a sociable and functional living space. A stylish family bathroom serves the property, while to the rear is a beautifully presented third double bedroom, offering a peaceful retreat. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency. Early viewing is highly recommended to fully appreciate the space and quality this home has to offer.

### The Outside

To the front of the property is a low-maintenance shingled area, ideal for easy upkeep. To the rear, you'll find a spacious, fully enclosed, low-maintenance patio — perfect for outdoor entertaining or relaxing in privacy. The rear also benefits from a personal door to the garage, which is equipped with both power and lighting.

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

### Services

Mains electricity, mains water, mains drainage and gas central heating

### How to get there

what3words///punctual.else.remain

### Viewing

Strictly by appointment

Council Tax B

Ref2/19962



**FRONT OF BUNGLOW**

Approx. 69.9 sq. metres (752.8 sq. feet)

Total area: approx. 69.9 sq. metres (752.8 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>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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