



Orchard Way | Wymondham | NR18 0NX

Asking Price £375,000

twgaze

# Orchard Way | Wymondham | NR18 0NX Asking Price £375,000

A three-bedroom detached bungalow offering excellent potential for modernisation, ideally located within walking distance of Wymondham town centre. The property features well-proportioned accommodation throughout and benefits from a beautiful private rear garden, perfect for relaxing or entertaining, along with a garage and driveway providing ample off-road parking.

- Offered with no chain
- Modernisation required
- Bay fronted lounge
- Dining room
- Wymondham Town location
- Detached three bedroom bungalow
- Beautiful private non overlooked garden
- Kitchen/breakfast room
- Bedroom 3/study

## The Location

Orchard Way is located in an ever-popular residential area close to Norwich Road and within walking distance to the town centre. Wymondham is home to a fine range of local shops and retailers, including a Waitrose and Morrisons store, there is also a weekly market and monthly farmer's market. The train station lies on the Norwich to Cambridge line with commuter connections onto London Kings Cross. There is a good bus service to Norwich and good access to the A11.

## The Accommodation

Offered for sale with no onward chain is this three-bedroom detached





bungalow, presenting an excellent opportunity for those seeking a home to modernise and make their own. The accommodation comprises an entrance hall, a bay-fronted lounge, a kitchen/breakfast room, and a separate dining room. There is also a versatile third bedroom, which could equally be used as a study or home office. There are two well-proportioned double bedrooms, along with a family bathroom and separate W.C.

#### The Outside

The bungalow stands behind a wall with gated access, opening onto a generous driveway providing ample off-road parking and access to the garage. To the rear, the property boasts a truly beautiful, well-stocked and mature garden, lovingly maintained and offering a high degree of privacy. Perfect for those with a passion for gardening, the space includes a vegetable plot and greenhouse, creating an ideal outdoor retreat that is both productive and tranquil, all while remaining not overlooked.

#### Services

Mains electric, mains gas, mains water and mains drains

#### How to get there

[juror.wealth.unions](http://juror.wealth.unions)

#### Viewing

Strictly by appointment

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each proposed purchaser. Payment is required Prior to the transaction being formally instructed with solicitors.

Council Tax Band D

Ref 2/20163



**Ground Floor**  
Approx. 106.0 sq. metres (1141.2 sq. feet)



Total area: approx. 106.0 sq. metres (1141.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <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