



Westwood Gardens | Wymondham | NR18 0DP

Guide Price £260,000 - £270,000

twgaze

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Guide Price: £260,000 - £270,000. Offered with no onward chain. This two/three bedroom house offers flexible accommodation. Situated on a larger plot offering off road parking for several vehicles and double garage.

- Guide price: £260,000 - £270,000
- Detached house
- Lounge
- Dining room
- Double garage
- Two/three bedroom
- Off road parking for several vehicles
- Kitchen
- Ground floor shower room
- Private rear garden

The Location

The property can be found just off Tuttle Lane West on the edge of Wymondham. 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

A well-presented and versatile two/three-bedroom detached home set on a generous plot, benefiting from ample off-road parking and a brick-built garage with electric doors. The accommodation briefly comprises entrance porch leading into a spacious hallway, a comfortable lounge, ground floor bedroom or study, modern shower room, and a fitted kitchen opening into a bright and airy dining area. To the first floor are two well-proportioned double bedrooms. Externally, the property enjoys a larger than average plot, offering excellent potential for extension (subject to planning permission), with mature gardens and generous driveway parking.

The Outside

To the rear of the property there is a private enclosed garden. To the front of the property there is a driveway leading to a brick built garage with electric door and hard standing for several vehicles. The property overlooks green space area

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.

Freehold

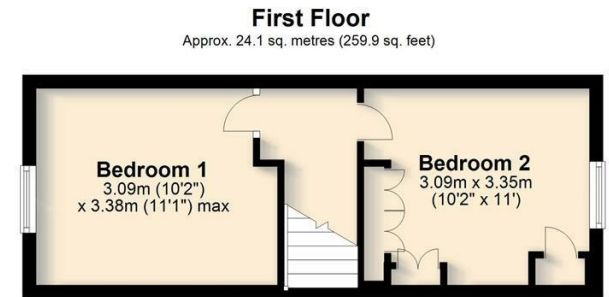
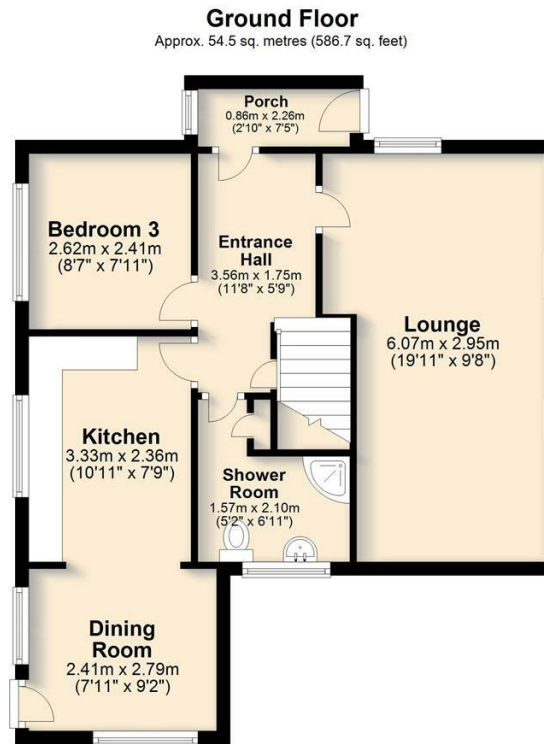
Services

Main electric, mains water, mains drains, mains gas

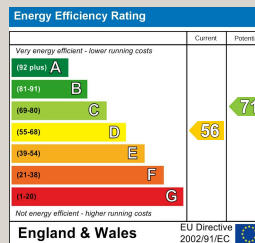
How to get there

what3words///simmer.whoever.vine

Viewing strictly by appointment



Total area: approx. 78.7 sq. metres (846.6 sq. feet)



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