



5 Petty Spurge Square
Wymondham
NR18 0XR

Guide Price £265,000





- 2 bed semi-detached cottage style house
- Garage and off-road parking
- Downstairs cloakroom
- Kitchen with butler sink
- NEFF integrated hob and fan oven
- Garden room with solid roof

Location

Wyndham is a vibrant market town, famous for its medieval abbey and provides good shopping facilities and an interesting array of individual shops, cafes, pubs and restaurants. Wyndham has three primary and two secondary schools with Wyndham Academy and Wyndham College (state day and boarding) both well regarded. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London King's Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the northeast. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





The Property

A charming 2-bedroom cottage style property beautifully presented in a stylish and contemporary manner. Entering the hallway, with space for coats and shoes and providing access to the cloakroom and opening into the sitting room and from here you will find double doors leading out into the light and bright garden room which has recently been fitted with a solid roof to provide a useful and usable dining space and access to the garden. The kitchen was updated 5 years ago with hardwood worktops a butler sink and NEFF integrated gas hob and electric fan oven, with space and plumbing for a washing machine and dish washer. Double doors lead out onto a patio area and the garden. Upstairs are 2 stylish bedrooms and the bathroom with a shower over the bath. The windows and doors have been replaced with grey UPVC within the last 2 years.

Outside

To the front of the property is a picket fence with a small shingled area and to the rear is a well-stocked garden and patio planted with many mature shrubs and plants. The side gate leads to the 3 tandem parking spaces in front of the single garage which can also be accessed from a personnel door directly from the garden.

Services

Mains water, gas and electricity are connected to the property. Gas heating is via radiators.

Directions

What3words : edges.fruit.ooze

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/19311/RM

Important Notice

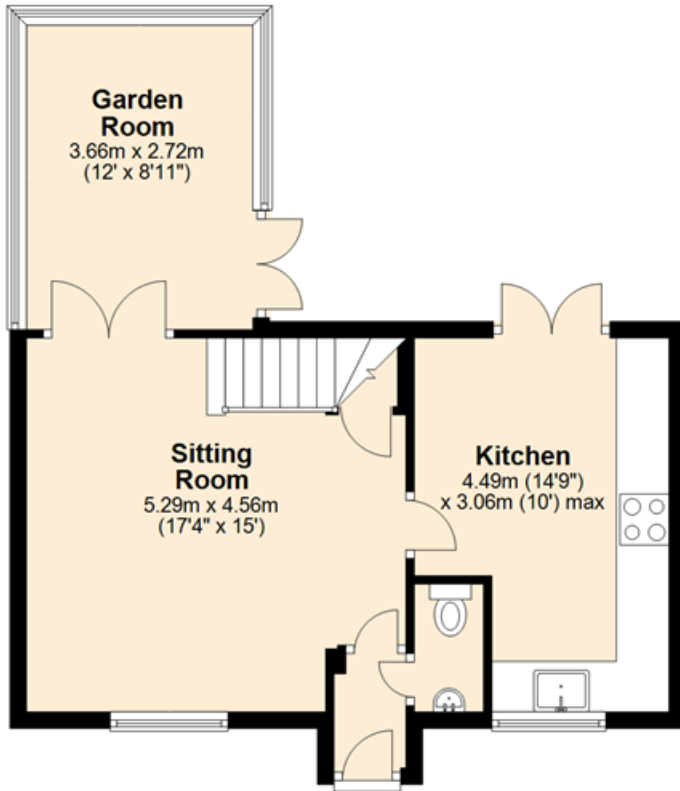
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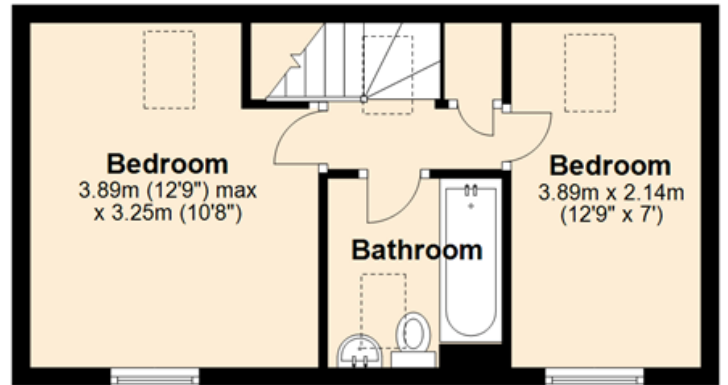
Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 sq. feet)

Awaiting EPC

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