

10 White Horse Street,
Wymondham, NR18 0BJ

£290,000 Freehold



- * Delightful three bedroom cottage
- * Beautifully presented throughout
- * Refurbished kitchen & bathroom
- * Views towards historic Abbey & frontage to river Tiffey
- * Utility room
- * Within walking distance of town centre & railway station
- * EPC C Rating



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13 Market Street, Wymondham NR18 0AJ

Location...

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, veterinary practice, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.

Nestled in a picturesque setting with frontage to the river Tiffey, this delightful three-bedroom end-terrace cottage offers charm, comfort and convenience in equal measure. Beautifully presented throughout, the property benefits from a refurbished kitchen and bathroom, skimmed smooth ceilings throughout, alongside enchanting gardens and views towards the historic Wymondham Abbey.

The Property...

A low-level gate opens into the pretty cottage-style garden, abundant with flowers and mature planting, creating an inviting first impression. The main entrance door to the side leads into a hall, providing access to all ground floor rooms and stairs rising to the first floor. Telephone point, broadband point,

Kitchen/Dining Room - The well-appointed kitchen is fitted with a comprehensive range of oak-fronted wall, base and drawer units, complemented by tiled flooring. Integrated appliances include a gas hob with stainless steel extractor over, Neff double electric oven, dishwasher and fridge freezer. A matching dresser unit provides additional storage space. Two windows overlook the rear garden with a Upvc half glazed door having access outside. TV point, telephone point

Utility Room - A practical addition with plumbing for a washing machine, space for a condenser dryer, shelving and lighting.

Sitting Room - A bright and airy dual-aspect living space, featuring bay windows and delightful views towards Wymondham Abbey, creating a wonderful focal point. TV point.

First Floor - The landing provides loft access via a drop-down hatch with ladder and lighting.

Principal Bedroom - Window to side, radiator, TV point, telephone point.

Bedroom Two - Window to rear, radiator and walk-in wardrobe fitted with hanging rails and lighting. TV point.

Bedroom Three/Study - Currently used as a study with a window to the front enjoying views towards Wymondham Abbey, radiator, telephone point..

Bathroom - Refurbished and stylishly presented comprising; a three-piece suite including bath with shower over, wash basin set within a vanity unit and low level wc, ladder radiator, extractor fan and rear-facing window.

Outside - The south-facing rear garden is thoughtfully arranged for low maintenance, space for growing vegetables and a small greenhouse, ideal for gardening enthusiasts. Covered secure side access leads around to the front garden where there are outside power points and a tap.

A gate provides access to the rear parking area, where there is one parking space. An attached outbuilding houses the gas combination boiler and benefits from lighting.

Despite its peaceful and secluded position, the property is conveniently situated within walking distance of Wymondham town centre, local amenities and doctors surgery. Wymondham railway station is also close by, offering excellent transport links for commuters.

Rating authority

South Norfolk Council Tax Band B.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

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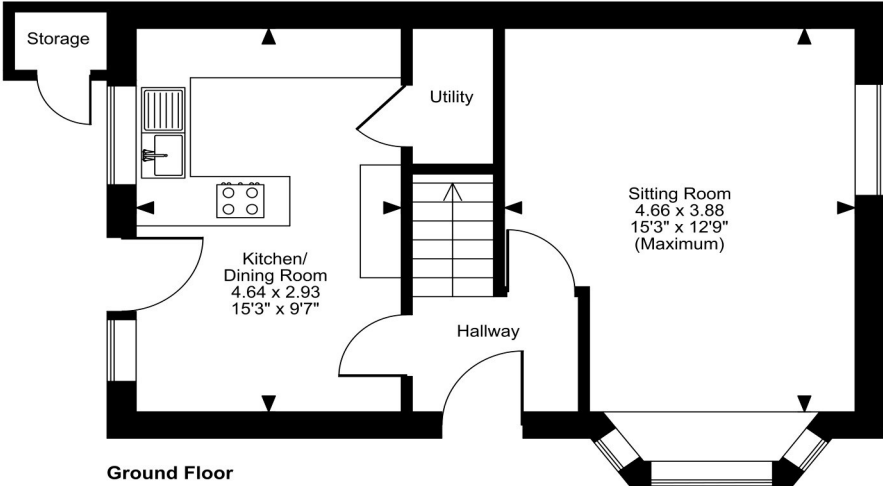
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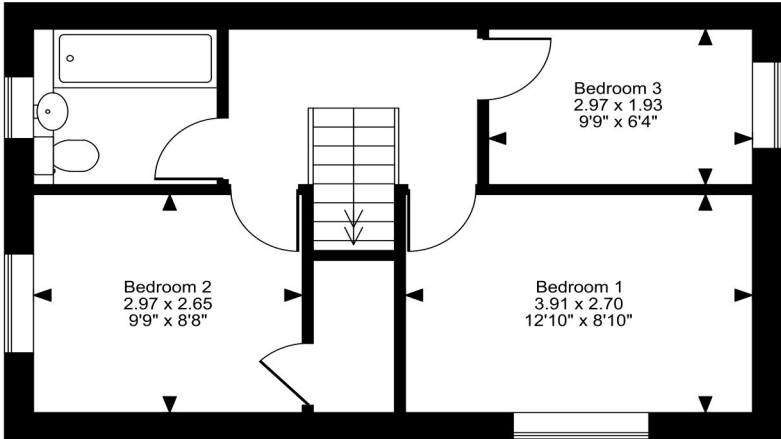
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White Horse Street, Wymondham
 Approximate Gross Internal Area
 789 Sq Ft/73 Sq M
 Quoted Area Excludes 'External C/B'



Ground Floor



First Floor

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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

