

1 Bramble Way,
Wymondham, NR18 0UN

£260,000 Freehold



- * Beautifully renovated three bedroom home
- * Popular development being close to transport links & local amenities
- * Re-designed kitchen & newly fitted bathroom
- * New flooring & carpets
- * Detached garage & parking space
- * Ready to move straight into & enjoy



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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.

What 3 words: ///towel.hurry.adopts

The Property...

Situated within the ever-popular Harts Farm development, this beautifully renovated three-bedroom home offers stylish, modern living in a highly convenient location. With excellent transport links and local shops nearby, this property is perfectly suited for families, first-time buyers or those looking to upsize.

From the moment you step inside, the home presents a fresh and contemporary feel, having been fully refurbished throughout. The welcoming entrance hall leads to a bright and comfortable lounge, featuring a gas fire within an attractive surround, creating a cosy focal point.

To the rear, the stunning kitchen has been thoughtfully redesigned with elegant dark blue wall, drawer and base units, complemented by tiled flooring. It comes complete with a stainless steel sink, electric hob, electric oven and space for additional appliances. The adjoining dining area offers a wonderful space for entertaining, with French doors opening out to the garden and a stylish vertical radiator enhancing the modern finish.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes a contemporary en-suite shower room with a double shower and sleek sliding doors. A newly fitted three-piece family bathroom serves the remaining bedrooms.

Additional features include new flooring and carpets throughout, gas central heating and double glazing, ensuring comfort and efficiency all year round.

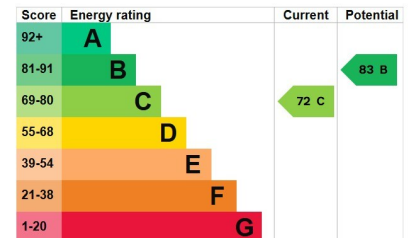
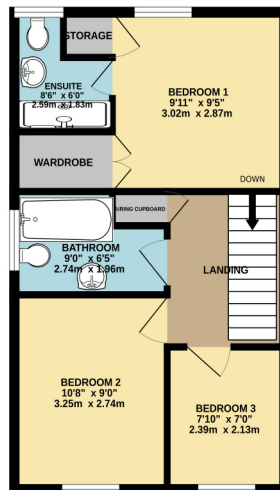
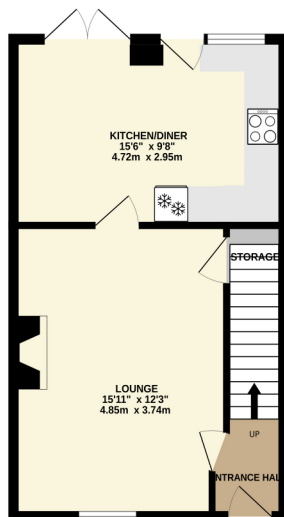
Outside, the home enjoys a neat front garden and a fully enclosed rear garden, mainly laid to lawn with fencing and a brick wall providing privacy, ideal for relaxing or family time. A detached garage with an up-and-over door, along with a parking space, adds further practicality.

A beautifully finished home in a sought-after location, ready to move straight into and enjoy.

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



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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

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DATA PROTECTION ACT 1998

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