

20 Goldfinch Close, Wymondham, NR18 9EQ
Guide £575,000-£595,000



- * Impressive detached family home
- * Four double bedrooms
- * Approximately 1,657 sqft (stms)
- * Energy efficient EPC rating B
- * Three reception rooms
- * Stunning shaker-style kitchen/dining room
- * Ground floor cloakroom
- * Principal bedroom with dressing area & en-suite
- * Double garage & double driveway
- * North-facing private rear garden
- * Water softener installed
- * Gas fired central heating
- * Attractive views across green space



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: ///companies.hamsters.units

The property...

A Beautifully Presented Four Bedroom Detached Family Home Overlooking Green Space.

Nestled within the highly desirable Birch Gate development and built by the renowned Hopkins, this exceptional executive-style detached residence offers an impressive 1,657sqft of thoughtfully designed accommodation. Combining elegant styling with modern comforts, this superb family home enjoys a wonderful position overlooking green space and has been enhanced with a range of quality upgrades chosen during construction.

From the moment you arrive, the property exudes kerb appeal with its attractive frontage, double garage and generous plot creating an immediate sense of space and prestige.

Step Inside

The welcoming entrance hall sets the tone for the rest of the home, featuring stylish LVT flooring, a staircase rising to the first floor and useful understairs storage.

To the front of the property is a versatile study, ideal for home working or playroom.

The heart of the home is undoubtedly the beautifully appointed kitchen/dining room. Fitted with an extensive range of sage shaker-style wall, base and deep drawer units, the kitchen is both practical and elegant. A Rangemaster gas range cooker with matching extractor canopy creates a striking focal point, integrated dishwasher, undermounted sink and useful bin drawer complete the space. Large windows overlook the garden, filling the room with natural light.

Adjacent to the kitchen, the utility room with matching sage units, provides the additional storage and plumbing for appliances and access to the side of the property.

Stretching from the front to the rear of the house, the impressive dual aspect sitting room is a wonderful space for relaxing and entertaining. Double doors open onto the garden, a wood-burning stove set within an Inglenook style fireplace creates a warm and inviting atmosphere throughout the seasons.

The cloakroom completes the ground floor accommodation.

First Floor

The spacious landing leads to four generously proportioned double bedrooms.

The luxurious principal suite enjoys views to the rear and benefits from fitted wardrobes within a dedicated dressing area and en suite shower room with low level double shower, shaver point, pedestal wash hand basin and part tiled walls.

Bedrooms two and three are both excellent double rooms with fitted wardrobes while bedroom four offers flexible accommodation for family members or guests.

The well-appointed family bathroom features a bath with shower over, pedestal wash hand basin, wc and heated chrome towel rail, shaver point and part tiled walls.

Outside

Approached via a brick weave road, the property occupies a generous plot that wraps around the home and is predominantly laid to lawn. A double-width driveway provides ample parking and leads to the detached double garage with pitched roof and up-and-over doors.

The fully enclosed north-facing rear garden offers a wonderful degree of privacy and is mainly laid to lawn, providing plenty of space for children to play of outdoor entertaining. The property also enjoys attractive views across the adjacent green space, enhancing the sense of openness and tranquillity.

The Perfect Family Home, offering spacious accommodation, high-quality finishes and a sought-after location, 20 Goldfinch Close presents a rare opportunity to acquire a beautifully maintained family home ready to be enjoyed from day one. With its generous living spaces, excellent energy efficiency and peaceful setting, this is a home that truly delivers on both style and practicality.

Agents 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.

South Norfolk Council Tax Band E

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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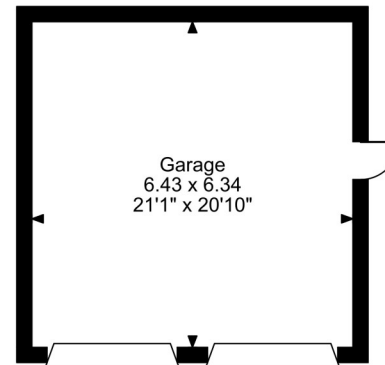
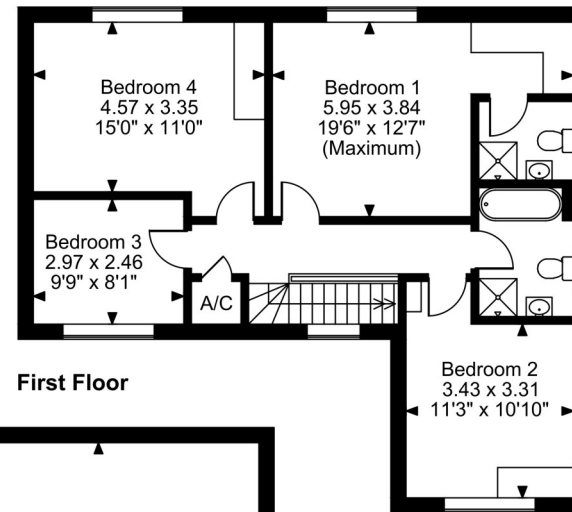
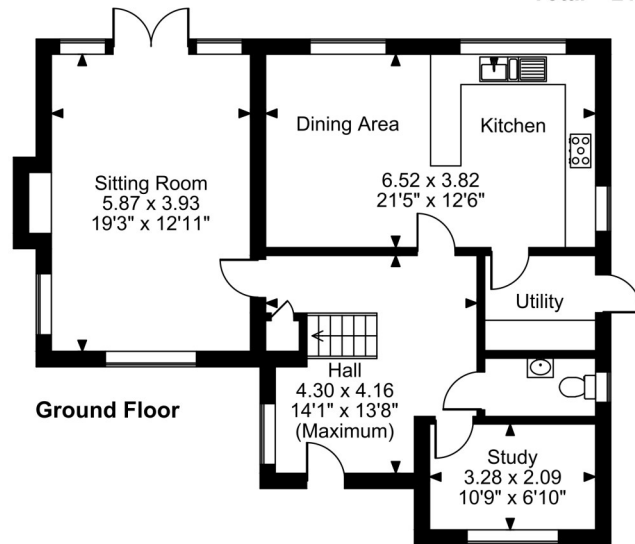
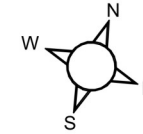
TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431







Goldfinch Close, Wymondham
Approximate Gross Internal Area
Main House = 1677 Sq Ft/156 Sq M
Garage = 439 Sq Ft/41 Sq M
Total = 2116 Sq Ft/197 Sq M



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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