

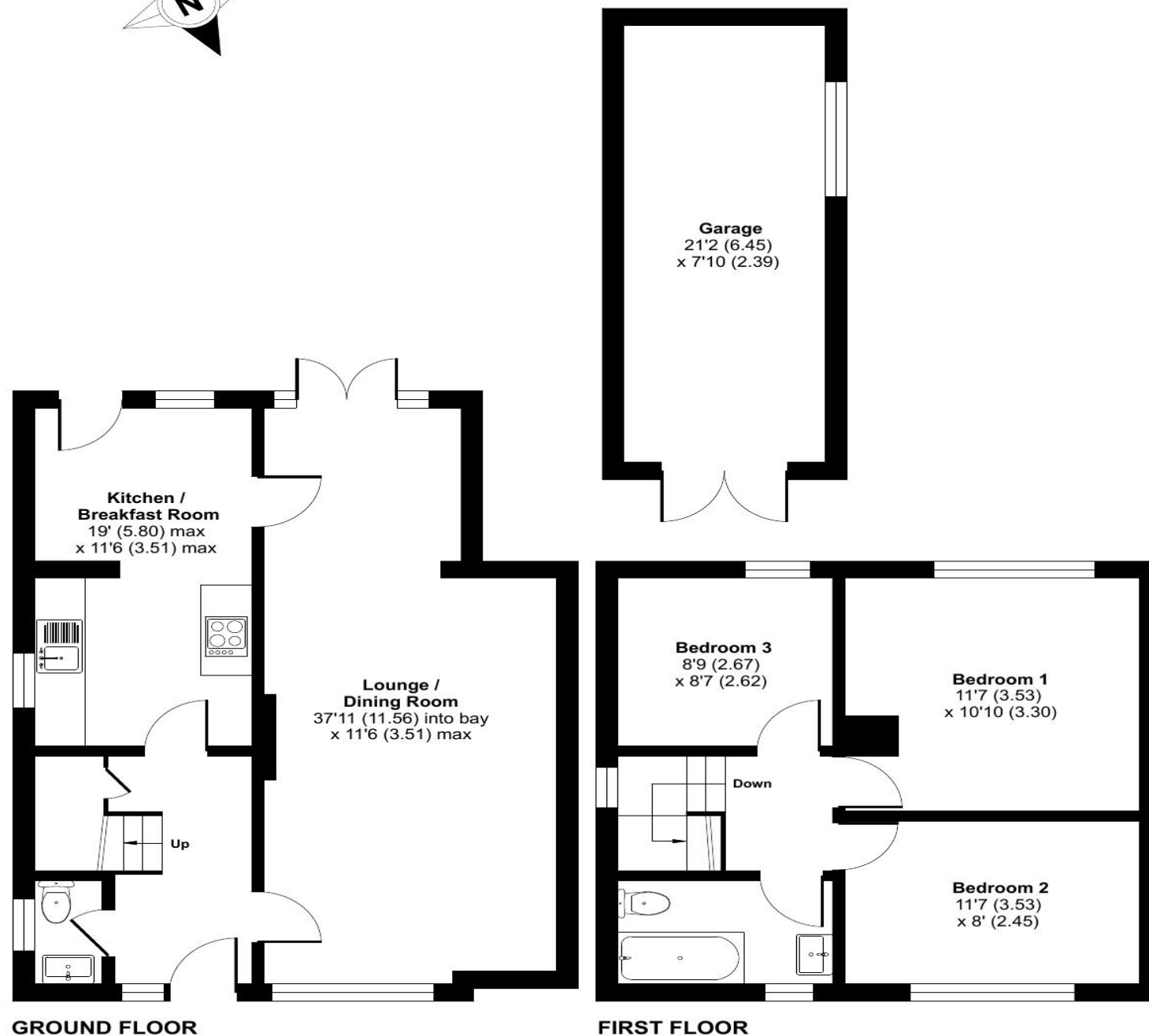
Tuttles Lane West, Wymondham, NR18

Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1557 sq ft / 144.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1320352



Tuttles Lane West, Wymondham, NR18 0DS

Three bedroom semi-detached house in the very popular Norfolk town of Wymondham. The property offers spacious accommodation with countryside views, lounge/dining room, kitchen/ breakfast room, gardens, garage and parking, gas central heating and UPVC double glazing.

Viewing highly recommended!

Price £270,000 Freehold

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Bedroom Two
11'7" (3.53m) x 8'0" (2.44m)
UPVC double glazed window to front, radiator.

Bedroom Three
8'9" (2.67m) x 8'7" (2.62m)
UPVC double glazed window to rear, radiator.

Bathroom
Bath with electric shower over and glass shower screen, WC, hand wash basin, radiator, obscure glass UPVC double glazed window to front.

Rear Garden
Paved patio area, area laid to lawn, wooden garden shed, off-road parking in front of garage, outside tap, wooden fence to perimeter, gated access to front.

Outside Front
Driveway providing off-road parking, area laid to lawn, hedge to perimeter, gated access to rear.

Garage
21'2" (6.45m) x 7'10" (2.39m)
Concrete constructed garage with double wooden doors, window to side, lights and power.

Agent's Notes
EPC rating C73 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom Semi-Detached House
- Spacious Accommodation
- Lounge/Dining Room and Kitchen/Breakfast Room
- Energy Efficiency Rating C73
- Gardens, Garage and Parking
- Gas Central Heating and UPVC Double Glazing

Situated in the very sought after town of Wymondham, Longsons are delighted to bring to the market this three bedroom semi-detached house with far reaching countryside views. The property offers spacious lounge/dining room, kitchen/breakfast room, cloakroom to ground floor, garage, gardens, off-road parking, gas central heating and UPVC double glazing. Viewing highly recommended!

Briefly the property offers, entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, three bedrooms, bathroom, gardens, garage, parking, gas central heating and UPVC double glazing.

Wymondham
Wymondham is a charming and historic market town located in the heart of Norfolk, just a few miles South West of Norwich. Steeped in history, the town is perhaps best known for its magnificent twin towered Wymondham Abbey, a stunning example of medieval architecture that remains a focal point for the community. The town boasts a

vibrant atmosphere, blending its rich heritage with modern amenities. The town boasts Wymondham College, one of the highest-performing state schools in the country, together with Wymondham High Academy and two outstanding primary schools. Transport links include the train station with reliable connections to Norwich, Cambridge, London and Stansted, while the A11 will see to all destinations by car. notable primary schools.

Entrance Hall
UPVC door to front with obscure glass UPVC full height panel to it's side, radiator, stairs to first floor, under stairs cupboard.

Cloakroom
Corner hand wash basin, WC, obscure glass UPVC double glazed window to side.

Lounge/Dining Room
Feature brick fireplace with multi-fuel burning stove, radiator, UPVC French

doors opening to rear garden, UPVC double glaze window to front.

Kitchen/Breakfast Room
19'0" (5.79m) Max x 6'0" (1.83m) Max
Range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated Bosch dishwasher, wall mounted gas boiler, integrated electric oven and gas hob with extractor fan over, space for tall upright fridge/freezer, storage cupboard, UPVC double glaze window to rear, UPVC double glazed door leading to rear garden, tiles to floor.

Stairs and Landing
Storage cupboard, UPVC double glazed window to side, loft access.

Bedroom One
11'7" (3.53m) x 10'10" (3.3m)
UPVC double glazed window to rear, radiator.

