

Velvet Close,Wymondham NR18 9FX

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Velvet Close, Wymondham

A modern three double bedroom home arranged over three floors, ideally situated for schools, shops and Wymondham train station. The property offers spacious and versatile accommodation, complimented by a south-facing landscaped garden, perfect for entertaining outdoors. Ideal for families!

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
A welcoming space with access to the stairway, kitchen, w/c and lounge with karndean flooring throughout. Built in storage both under the stairs and next to the door.

Kitchen
Fitted floor and wall units with fully integrated, dishwasher, washing machine, eye level oven and fridge/freezer. A breakfast bar has been added for a seating area and extra worktop space. Benefitting from a large window to the front aspect letting in plenty of light and karndean flooring.

Lounge
A welcoming open space with karndean flooring throughout. Large french doors opening onto the patio area of the rear garden. Ample space for dining and living room space.

Cloakroom
Located on the ground floor, featuring a two piece suite, tiled splashback for the basin and karndean flooring.

First Floor Landing
Carpetted throughout with access to the second and third bedrooms, family bathroom and stairway for main bedroom. A front aspect window to make the space feel more open.

Bedroom 1
A large double bedroom situated on the second floor, with built in wardrobes and access to an en-suite. Window to front aspect and skylight to the rear.

En-Suite
Three piece suite featuring a good sized shower, basin and toilet. Tiled floor, heated towel rail and skylight window.

Bedroom 2
Large double bedroom with two windows to the rear aspenct of the property adding to the spacious feel.

Bedroom 3
Small double bedroom with large window down to the floor facing the front aspect.

Front Of Property
The front of the property features two parking spaces and a footpath leading down to the rear garden access.

Rear Garden
South facing landscaped garden with large patio area and astroturf. Featuring a large summer house at the rear of the property. Side acces to the front of the house.









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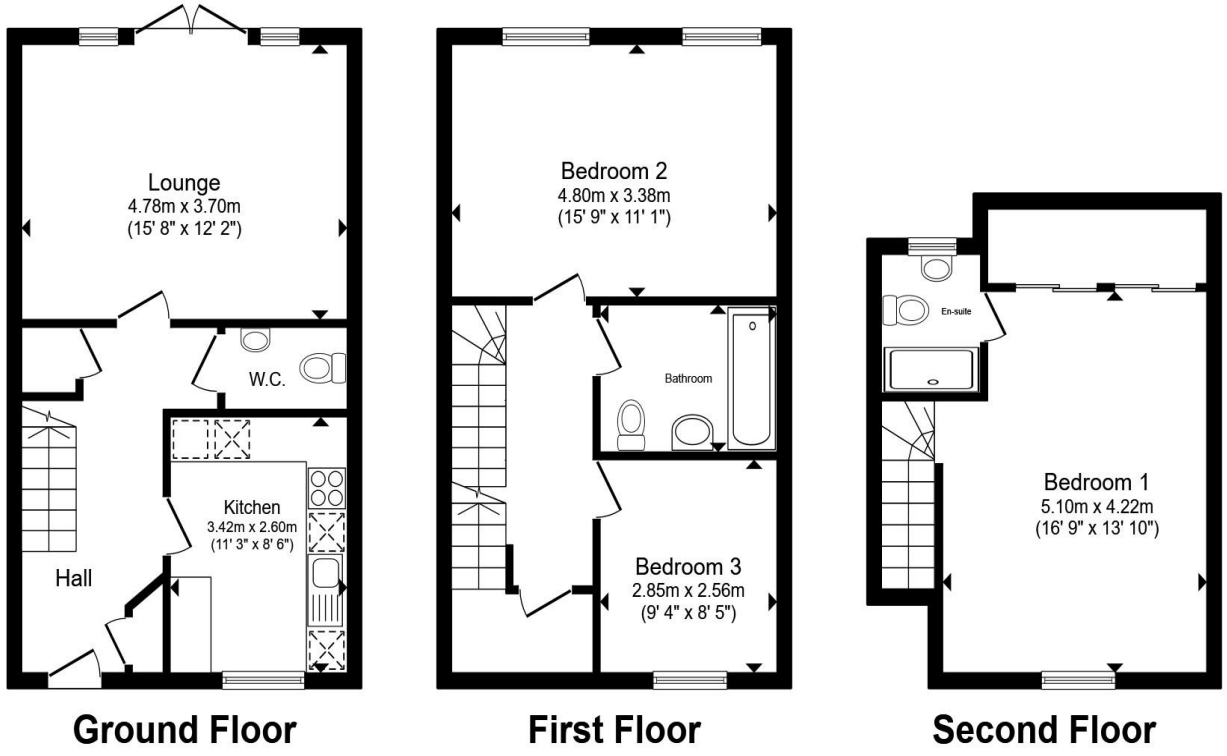
Velvet Close, Wymondham

- Semi-detached townhouse layed out over three floors
- Three double bedrooms ideal for a flexible living and families
- Modern kitched with fully built-in appliances and breakfast bar
- South-facing landscaped garden with large summer house feature
- Parking for two cars side-by-side at the front of the property

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£280,000



Total floor area 108.0 m² (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WYM109217 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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