



Lime Tree Close, Wymondham NR18 0TN

welcome to

Lime Tree Close, Wymondham

OPEN HOUSE - 31st October! Beautifully presented and move in ready, this spacious home features an open plan kitchen/diner, master bedroom with en suite, generous rear garden with summer house, garage, utility room with WC, and driveway for two vehicles.

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

Space for storing shoes and coats with laminate flooring, leading to stairway and lounge

Lounge

11' x 10' (3.35m x 3.05m)

Family lounge with laminate flooring, front aspect window and double doors through to the kitchen/diner

Kitchen/Diner

24' x 15' (7.32m x 4.57m)

Spacious kitchen/diner with laminate flooring throughout. Fitted wall and base units in the kitchen area with plenty of worktop space. Dual aspect windows and french door leading into the garden and side access to the utility, W/C and garage.

Utility

17' x 5' (5.18m x 1.52m)

Fitted wall and base units with sink and space for all white goods. Tiled flooring and access to W/C, garage and rear garden

W/C

Ground floor two piece suite with toilet and basin. Located off the utility room, with access leading into garage

Bedroom 1

14' x 12' (4.27m x 3.66m)

Large double bedroom with en-suite, carpetted flooring and rear aspect windows overlooking the garden

En-Suite

Three piece suite with fitted storage, PVC panelled floor to ceiling and vinyl flooring

Bedroom 2

12' x 8' (3.66m x 2.44m)

Double bedroom with front aspect window and carpetted flooring

Bedroom 3

7' x 6' (2.13m x 1.83m)

Single bedroom with front aspect windows and carpetted flooring

Bedroom 4

10' x 5' (3.05m x 1.52m)

Single bedroom with front aspect window and carpetted flooring

Bathroom

Three-piece suite with built in basin units and shower over the bath. Vinyl flooring and side aspect opaque window

Garage/Outbuildings

Single integrated garage with up and over front door access from driveway and internal access from the downstairs W/C. Large summer house located in the rear garden also included

Rear Garden

Large patio at the rear of the property with sheltered areas leading onto ample grass space and summer house



Front Of Property

Comfortable side-by-side parking for two vehicles at the front the property with access to the garage



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Lime Tree Close, Wymondham

- No onward chain!
- Guide price - £350,000 - £360,000
- Four bedroom detached property with generous garden
- Large open plan kitchen/diner perfect for entertaining
- Single garage and driveway for two cars

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£350,000



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.focalagent.com

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Property Ref:
WYM109100 - 0007

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