



20 Sycamore Avenue, Wymondham, NR18 0HX  
£275,000 (freehold)







- \* Chain Free
- \* Detached three bedroom family home
- \* Sought after established residential area of the town
- \* Ideally situated for schools, local amenities and transport links
  - \* Generous corner plot
  - \* East facing rear garden
- \* Detached garage and private driveway parking

### **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.

### **The property...**

Discover the perfect blend of convenience and charm with this chain free detached home, ideally situated in a sought-after residential area. Just a stone's throw from local amenities and excellent transport links, this property is a fantastic opportunity for those looking to create their dream home.

Step inside to find three spacious bedrooms, a dedicated dining area and a fully fitted kitchen complete with electric oven, hob and dishwasher. Outside, the property sits on a generous corner plot, boasting an easterly-facing rear garden - perfect for sunny days and outdoor relaxation.

Additional highlights include a detached garage and a private driveway, offering ample parking and storage.

### **Ground Floor**

#### **Entrance Hall**

Stairs leading to the first floor.

#### **Lounge** 13'6" x 10'6" (4.11m x 3.2m)

Spacious and inviting, featuring a coved ceiling, electric fire set within a stylish surround, laminate flooring, radiator and understairs storage cupboard.

#### **Kitchen/Diner** 14'7" x 10'2" (4.45m x 3.1m)

Bright and airy with doors opening to the rear garden, laminate flooring and radiator. A stainless steel sink, electric oven and hob with extractor fan, dishwasher (or alternatively space for a washing machine) and space for fridge freezer.

#### **First Floor Landing**

Loft access, airing cupboard housing a gas combi boiler, radiator and heating thermostat.

#### **Bedroom One** 14'8" x 8'9" (4.47m x 2.67m)

Generous main bedroom with two windows, radiator, over-stairs storage cupboard, and tv point.

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**Bedroom Two** 8' x 7'3" (2.44m x 2.2m)  
Window and radiator.

**Bedroom Three** 7' x 6'3" (2.13m x 1.9m)  
Window and radiator.

**Shower Room** 6' x 5'3" (1.83m x 1.6m)  
Stylishly tiled having a corner shower, vanity unit with a wash basin, WC, heated towel rail, and tiled flooring.

**Outside**  
Front garden laid to lawn, driveway leading to:-

**Detached Garage** 16'6" x 7'10" (5.03m x 2.4m)  
Complete with up and over door, power, lighting and personal access door to the rear garden.

Rear garden is approximately 26ft deep, featuring a patio area, lawn and well maintained borders. A side gate gives access and there is a potting shed adjacent to the garage.

South Norfolk Council Tax Band C



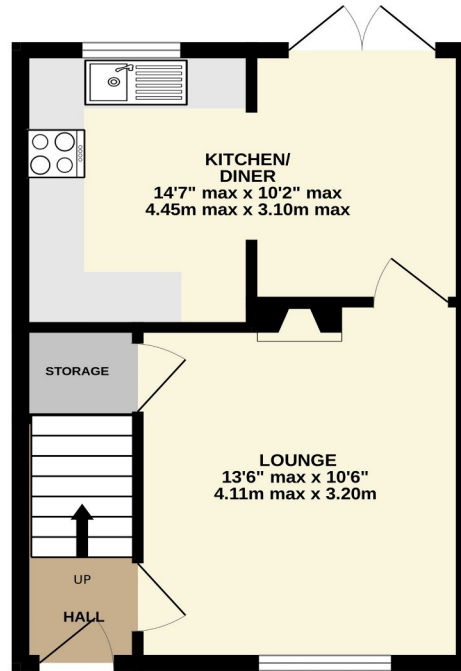




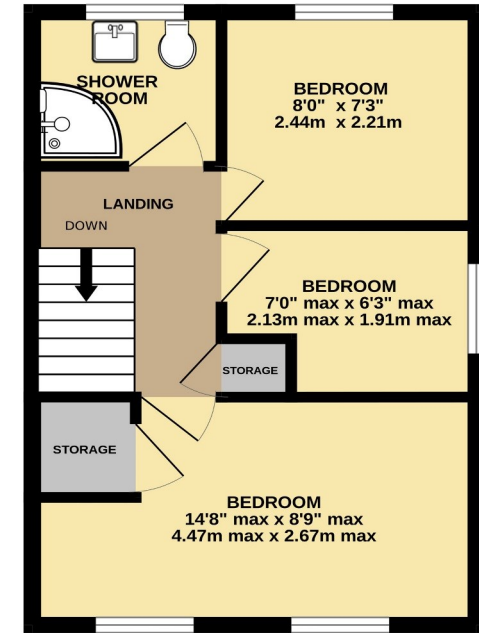




GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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**

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.

TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Mon-Fri 9am-5.30pm  
Sat 9am-3pm

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