



1 Evora Road, Wymondham
£260,000

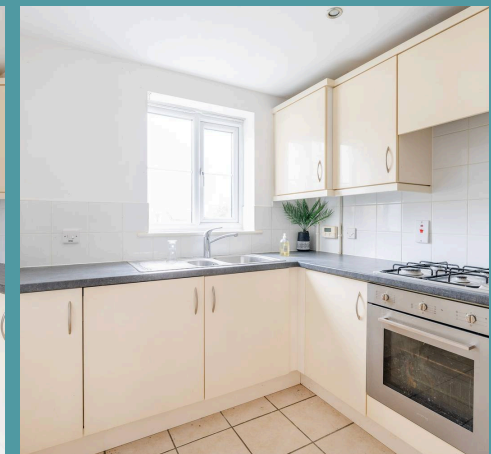
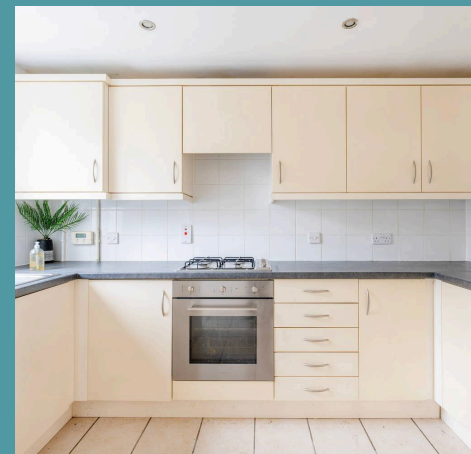
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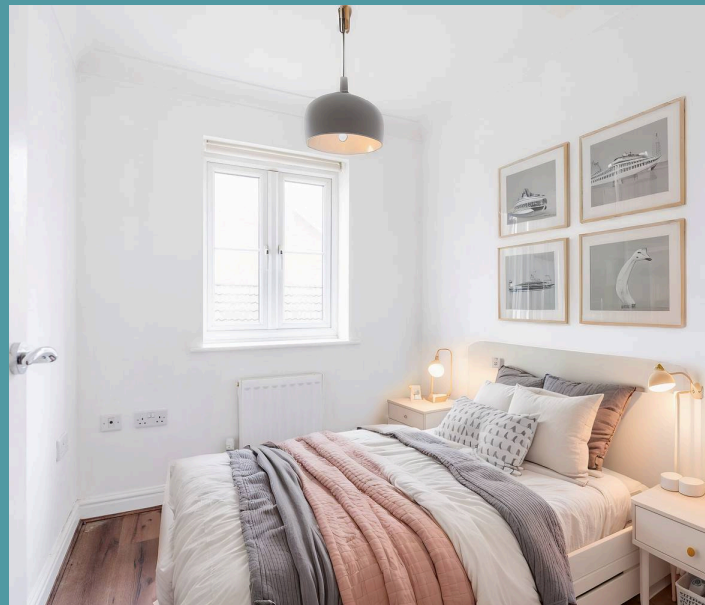
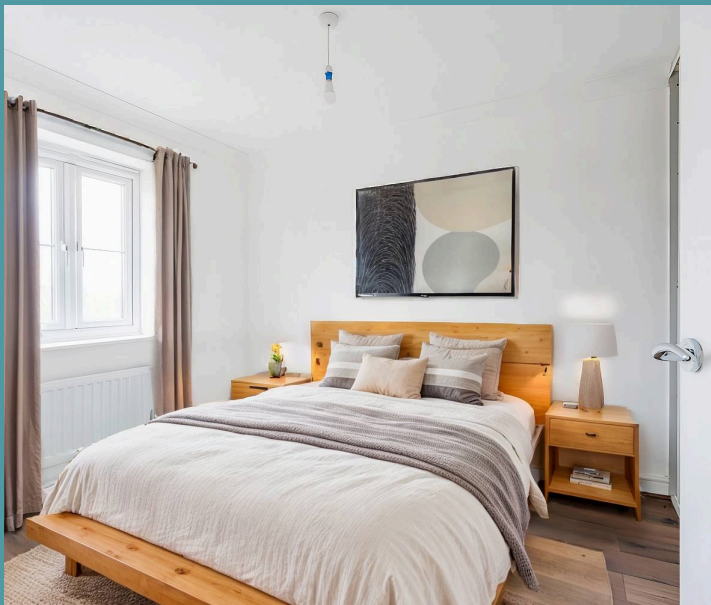
Wymondham

This refurbished semi-detached home, offered with no onward chain, is located on a sought-after development in Wymondham. The property features a stylish kitchen with integrated SMEG appliances, a spacious 15-foot sitting/dining room with French doors leading to a private rear garden, and three well-proportioned bedrooms, including two doubles with built-in wardrobes. Modern comforts include gas central heating, double glazing, and a contemporary family bathroom. Outside, the home benefits from a corner plot with a driveway, garage, and an enclosed rear garden ideal for entertaining. Conveniently situated near local amenities and Wymondham Train Station, it's perfect for first-time buyers or growing families.

The Location

Evora Road, Wymondham, NR18, is a well-connected address situated in a charming market town in Norfolk. The property is just 1 mile from Wymondham's bustling town centre, which offers a range of shops, including a Waitrose supermarket and a variety of cafés and restaurants. For larger shopping needs, Norwich city centre is easily accessible, located approximately 10 miles to the northeast, with regular train services from Wymondham Station (just 1.5 miles away) taking around 15 minutes to Norwich. The station also provides links to Cambridge and London Liverpool Street, making it a convenient choice for commuters. Additionally, the property is well-served by road, with the A11 dual carriageway just a short drive away, connecting to major routes across the region. Nearby bus services offer further local and regional transport options.





1 Evora Road

Wymondham

Evora Road

This semi-detached home, offered with no onward chain, has been tastefully refurbished and is ready for its new owners. Situated on a sought-after development, the property boasts a stylish kitchen featuring integrated appliances, a spacious 15-foot sitting/dining room with French doors opening to a private, enclosed rear garden, and three bedrooms.

With gas central heating, double glazing and a convenient location near local amenities and Wymondham Train Station, this property is perfect for first-time buyers or growing families. Outside, you'll find a driveway and garage providing ample parking.

On entering, the home impresses with its neutral décor and tiled flooring. The ground floor includes a cloakroom with a modern two-piece suite and a well-equipped kitchen complete with integrated appliances such as a SMEG oven, gas hob, fridge-freezer and washing machine. The kitchen's sleek design includes tiled splashbacks and a chrome sink.

To the rear, the bright sitting/dining room offers versatile space, complemented by wood-effect flooring and French doors leading seamlessly into the garden.



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Upstairs, the three bedrooms include two generously sized doubles, each featuring built-in wardrobes, and a third room ideal as a nursery, study, or single bedroom. The family bathroom is finished with a clean three-piece suite, including a shower over the bath.

Occupying a corner plot, the property offers a charming front approach with a hedge-lined pathway. The enclosed rear garden provides an outdoor space with a lawn, flagstone pathway, and patio area, perfect for entertaining. A personal door gives convenient access to the garage from the garden.

Agents Note

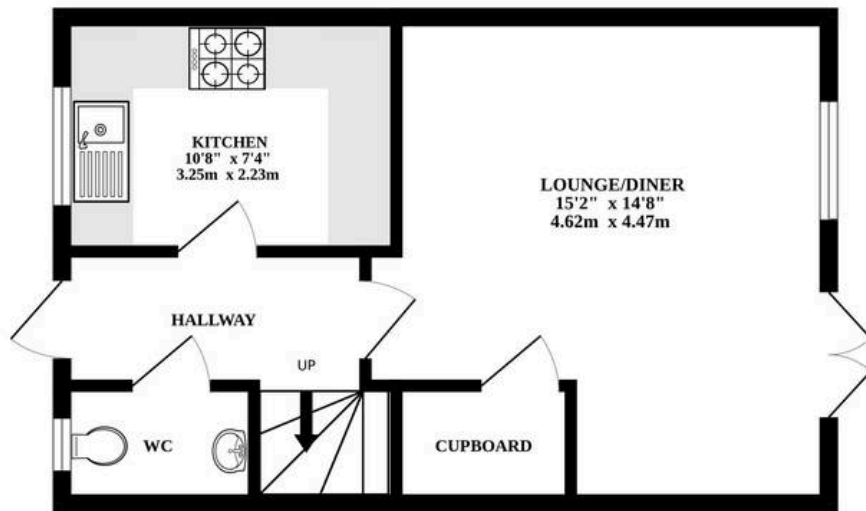
Sold Freehold.

Ai Staged to show true potential

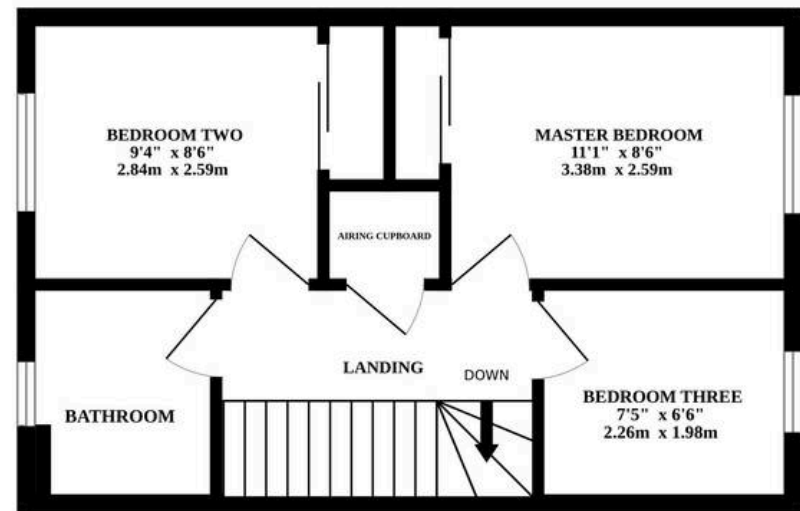
Connected to all mains services.



GROUND FLOOR



1ST FLOOR



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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