



Guide Price £325,000

4 Bedroom Semi-Detached House for sale
17 Flanders Rise, Wymondham





Overview

Discover the benefit of townhouse living positioned for convenient family living providing access to schools, parks, and essential amenities all within walking distance. [Click here to find out more.](#)



Key Features

- Spacious 4-Bedroom Townhouse
- All Double Bedrooms - Three with Built-In Wardrobes
- Facilities on Each Floor including Ensuite Shower Room and Bathroom
- Integrated Garage Currently Serving as a Utility
- Three Side-by-Side Driveway Parking Spaces
- Convenient Entrance Way and EV Charger
- Westerly-Facing Enclosed Garden
- Comfortable Walking Distance of Nursery's, Schools, Shops, Parks and Bus Stops





Welcome to Flanders Rise, Wymondham. Built by Charles Church Homes in 2018, this bright and versatile 4-bedroom residence holds the key to spacious individual rooms for the whole family. Three double bedrooms with built-in wardrobes and an unusually roomy fourth bedroom, make for comfortable living. Featuring ensuite shower room and a family bathroom, both of generous dimensions, plus a ground-floor WC, to maximise functionality.

The living spaces comprise of a kitchen-diner set to the back of the property overlooking the westerly-facing garden, and a living room to the front of the property with an outlook over the park. All spaces are well-kept, offer plenty of natural daylight and storage solutions or options.

An integrated garage with light and power has been an excellent utility and storage space for the current owners. Of course, this space offers an opportunity for conversion (subject to planning) to incorporate further living or working space. Given there are three side-by-side driveway spaces with access to an EV charger, parking is well catered for.

The garden is of a manageable size and captures plenty of sunlight, only a hop and a skip away from an expanse of green space and an inviting play park.

Comfortable walking distance from Waitrose, the post office, Outstanding Ashleigh Primary School, Mulberry Bush day nursery, multiple parks and bus stops is highly convenient. For commuters, Norwich City Centre, NNUH and UEA are all within a 20-minute drive, while Cambridge and London are easily reached by road or Wymondham Train Station.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///friend.trades.riverbed



Kitchen-Diner

18' 10" x 7' 8" (5.75m x 2.35m)

Luxury vinyl flooring, uPVC double-glazed window with roller blind and French doors, houses the gas boiler, fitted base and wall-mounted units, integrated double oven, extractor hood, dishwasher, washing machine and wine cooler, hardwired ceiling lights and spotlights, multiple sockets and radiator.

Lounge

16' 0" x 10' 4" (4.90m x 3.15m)

Luxury vinyl flooring, uPVC double-glazed window with roller blind, hardwired ceiling light, TV aerial, multiple sockets and radiator.

Bedroom One

15' 5" x 10' 9" (4.70m x 3.30m)

Fitted carpet, dual-aspect uPVC double-glazed windows (one dormer and one skylight), built-in walk-in wardrobe with light and a built-in wardrobe with sliding doors, hardwired ceiling light, multiple sockets, radiator, TV aerial and loft hatch.

Ensuite Shower Room

7' 6" x 5' 1" (2.30m x 1.55m)

Luxury vinyl flooring, uPVC double-glazed skylight, wash hand basin and toilet against a tiled wall, shower cubicle with glass doors and radiator.

Bedroom Two

12' 9" x 9' 6" (3.90m x 2.90m)

Fitted carpet, uPVC double-glazed window, built-in double wardrobe with sliding doors, multiple sockets, TV aerial, hardwired ceiling light and radiator.

Bedroom Three

11' 1" x 10' 11" (3.40m x 3.35m)

Fitted carpet, uPVC double-glazed window, built-in double wardrobe with sliding doors, multiple sockets, ceiling light and radiator.

Bedroom Four

9' 8" x 9' 2" (2.95m x 2.80m)

Fitted carpet, uPVC double-glazed window with roller blind, ceiling light, multiple sockets and radiator.

Bathroom

8' 2" x 7' 6" (2.50m x 2.30m)

Luxury vinyl flooring, obscured u-PVC double-glazed window, bath with electric shower and glass screen, wash hand basin, toilet, heated towel rail, spotlights and tiled walls.

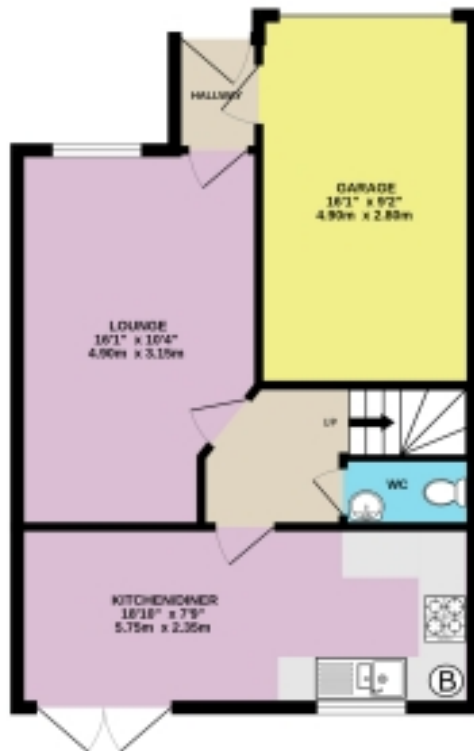
WC

4' 11" x 2' 7" (1.50m x 0.80m)

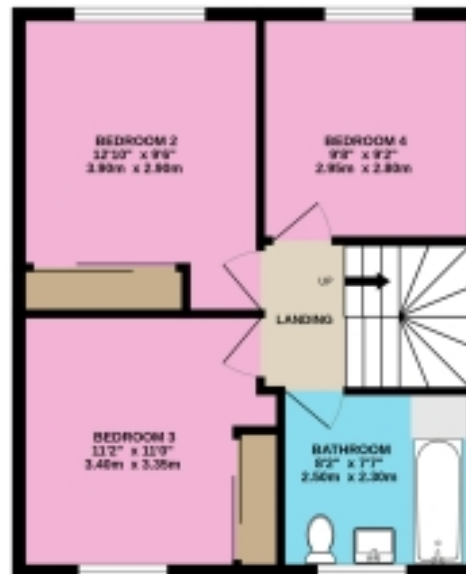
Luxury vinyl flooring, wash hand basin with splashback tiling, toilet against tiled wall, radiator and ceiling light.

Floorplans

GROUND FLOOR
534 sq ft. (49.6 sq m.) approx.



1ST FLOOR
464 sq ft. (43.1 sq m.) approx.



2ND FLOOR
309 sq ft. (28.7 sq m.) approx.



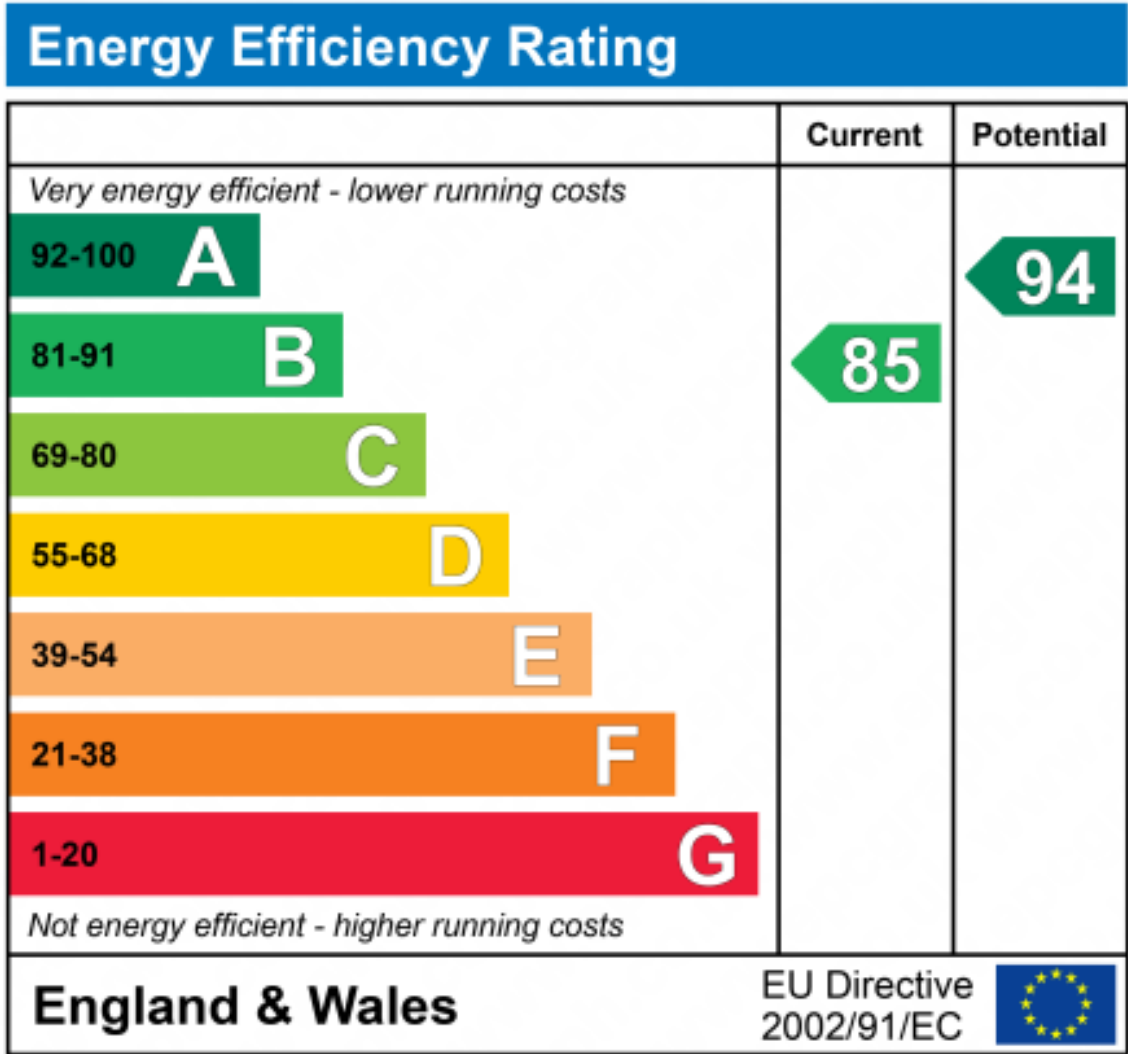
4-BEDROOM SEMI-DETACHED TOWNHOUSE

TOTAL FLOOR AREA : 1307 sq.ft. (121.5 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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