



Guide Price £260,000

3 Bedroom Semi-Detached Bungalow for sale  
8 High House Avenue, Wymondham







## Overview

Combining move-in condition, sunny non-overlooked garden, excellent storage, and wonderfully convenient location, this home delivers in spades! Click below for details...



## Key Features

- Chain Free
- Versatile 3-Bedroom Chalet Bungalow
- Boasting Natural Light and Good Decorative Order Throughout
- Ample Storage Plus Garden Shed
- Southerly-Facing Non-Overlooked Garden
- Driveway Parking and Readily Available On-Street Parking
- Walking Distance of Amenities, Shops, Bus Stops and Leisurely Activities









Welcome to High House Avenue, Wymondham, NR18 - a delightful residential street where this versatile 3-bedroom semi-detached chalet bungalow awaits its next chapter. Bathed in natural light throughout and boasting ample storage solutions, this property offers the perfect blend of comfort and potential in one of Wymondham's most sought-after locations.

This charming home presents as a clean canvas in liveable condition and good decorative order, making it ideal for those seeking to add their own personal touches without the pressure of major renovations. One of this property's unique benefits lies in its exceptionally spacious entrance hall - a rare feature for this type of home that immediately sets it apart from the crowd. Encompassed by neighbouring bungalows, the sunny garden is private and non-overlooked – perfect for an outdoor sanctuary, entertaining, growing your own produce, or simply enjoying precious moments of peace.

The thoughtfully designed layout maximises every square foot, while the rear conservatory creates additional living space that seamlessly connects indoor and outdoor living. Outside, the verdant frontage creates an attractive street presence, complemented by convenient driveway parking for two vehicles - a real bonus in today's world.

It's location couldn't be more convenient! You're just a short stroll from the local Co-op with post office and ATM, plus a wonderful selection of amenities including eateries, hairdressers, beauticians, and takeaways. The local community centre hosts regular events and fitness activities, fostering that lovely sense of neighbourhood spirit that makes Wymondham so special. For those weekend essentials, both Wymondham Garden Centre, Waitrose and the Leisure Centre are within easy walking distance, along with reliable bus stops for wider connectivity.

This property represents a rare opportunity to secure a homely retreat that's ready to move into immediately, with the added advantage of no onward chain complications. Whether you're a first-time buyer, growing family, or someone seeking a peaceful base with excellent amenities on your doorstep, this chalet bungalow ticks every box.

To view what this wonderful tardis has to offer, call us 24/7 to confirm your appointment.

What3Words: ///went.tango.roost





**Lounge-Diner**

15' 5" x 9' 3" (4.72m x 2.83m)

Fitted carpet, uPVC double-glazed window and external door into conservatory, hard-wired ceiling light, multiple sockets, TV aerial and radiator.

**Kitchen**

10' 2" x 7' 1" (3.11m x 2.18m)

Vinyl flooring, uPVC double-glazed window, fitted base and wall-mounted units, integrated gas hob, electric oven and extractor hood, houses the combi gas boiler, hard-wired ceiling light, tiled splashback, multiple sockets and spaces for washing machine, dishwasher and fridge-freezer.

**Conservatory**

14' 1" x 7' 10" (4.30m x 2.41m)

Vinyl flooring, uPVC double-glazed windows on three sides and French doors into the garden, glass roof, integrated cat flap, wall-mounted light fitting and sockets.

**Entrance Hall**

11' 3" x 7' 2" (3.45m x 2.20m)

Fitted carpet, uPVC double-glazed window and external door, ceiling light, under stair storage cupboard, stairs to the first floor, multiple sockets and radiator.

**Bathroom**

6' 1" x 5' 5" (1.87m x 1.67m)

Vinyl flooring, obscured uPVC double-glazed window, bath with electric shower over and bi-folding glass shower screen, toilet, wash hand basin, floor-to-ceiling tiled walls, radiator and ceiling light.

**Primary Bedroom**

12' 10" x 8' 8" (3.92m x 2.66m)

Fitted carpet, uPVC double-glazed window, two double wardrobes built-in, ceiling light, radiator and multiple sockets.

**Bedroom Two**

12' 4" x 8' 4" (3.76m x 2.55m)

Fitted carpet, internal uPVC double-glazed window into conservatory, ceiling light, radiator and multiple sockets.

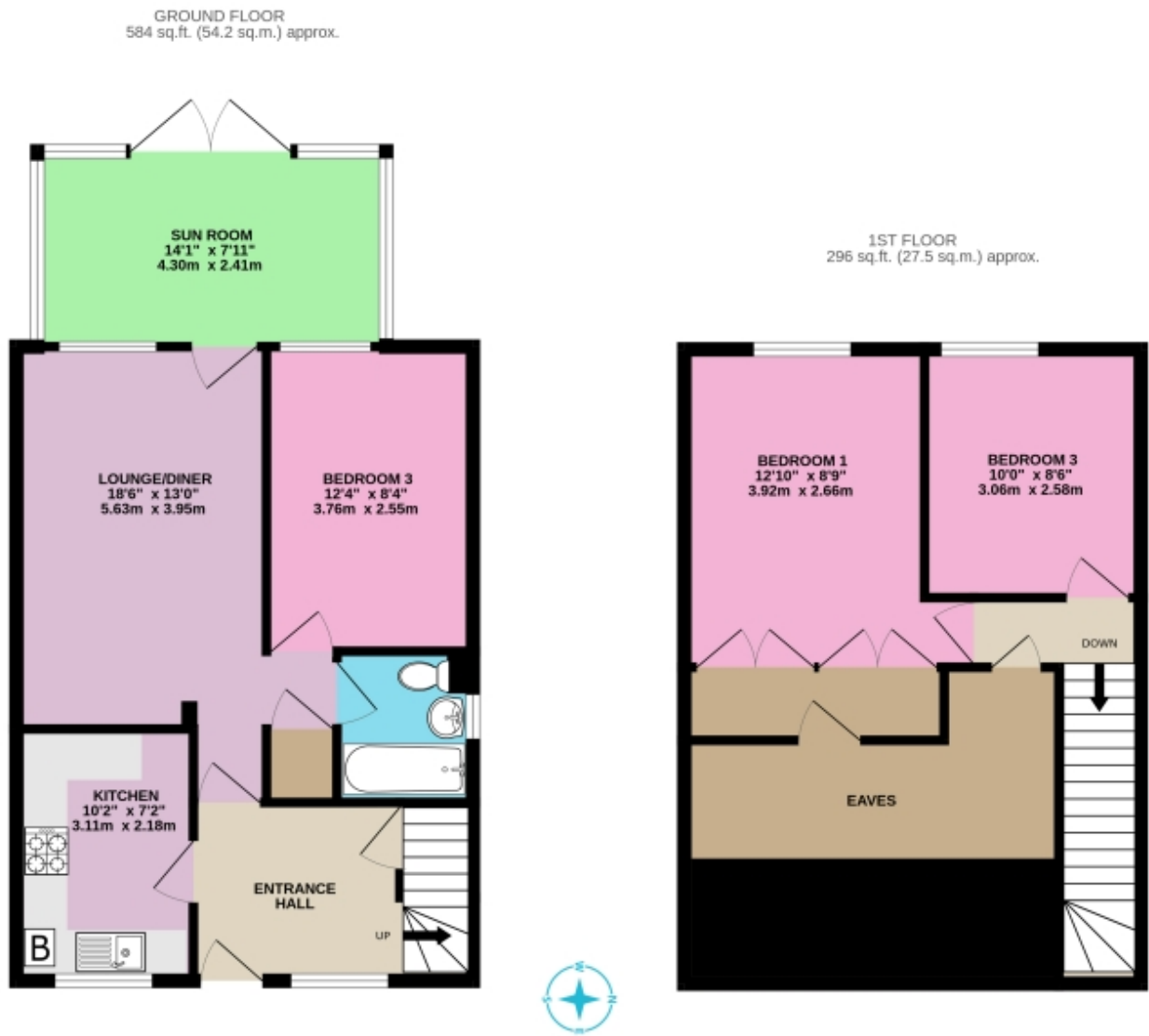
**Bedroom Three**

10' 0" x 8' 5" (3.06m x 2.58m)

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



# Floorplans



3-BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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