



Guide Price £300,000

4 Bedroom Town House for sale  
64 Abbey Road, Wymondham







## Overview

A warm welcome awaits at this immaculately presented 3-bedroom townhouse, perfect as a first-time buy or second stepper. Complete with a freshly installed kitchen, luxury flooring, and a charming garden, there is not just one cherry on top of this treat.



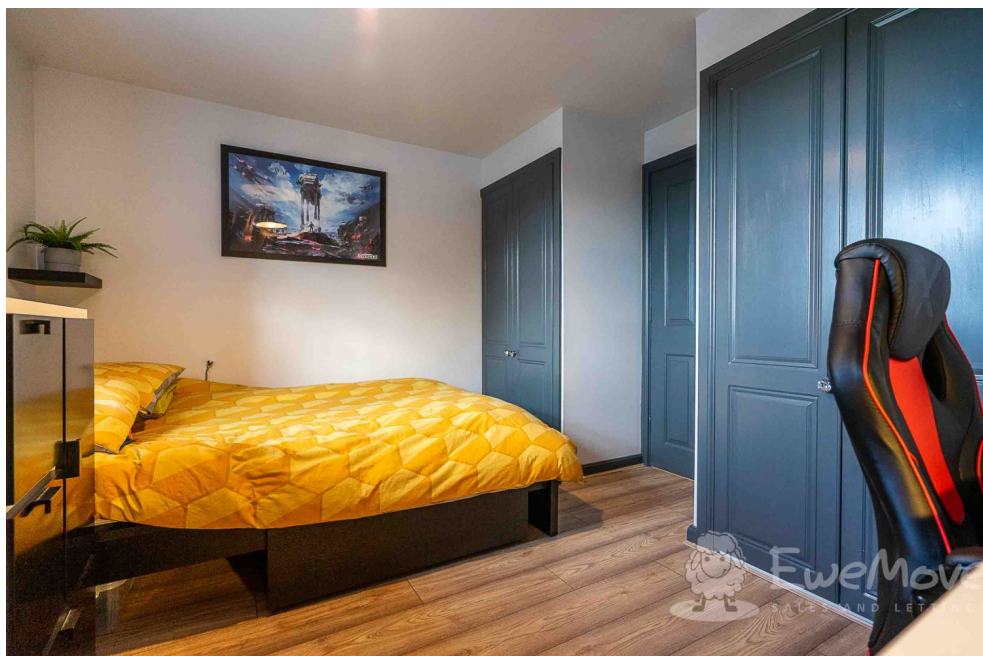
## Key Features

- Guide Price: £300,000 - £315,000
- Recently Refurbished 4-Bedroom Townhouse
- Recently Installed Fully-Integrated Kitchen
- Versatile Living Space, Fourth Bedroom OR Home Office
- Allocated Parking and Car Charging Point
- Fresh Carpets and Luxury Vinyl Flooring
- Charming Easy Maintenance Garden
- Walking Distance to Town Centre, Local Schools and Train Station





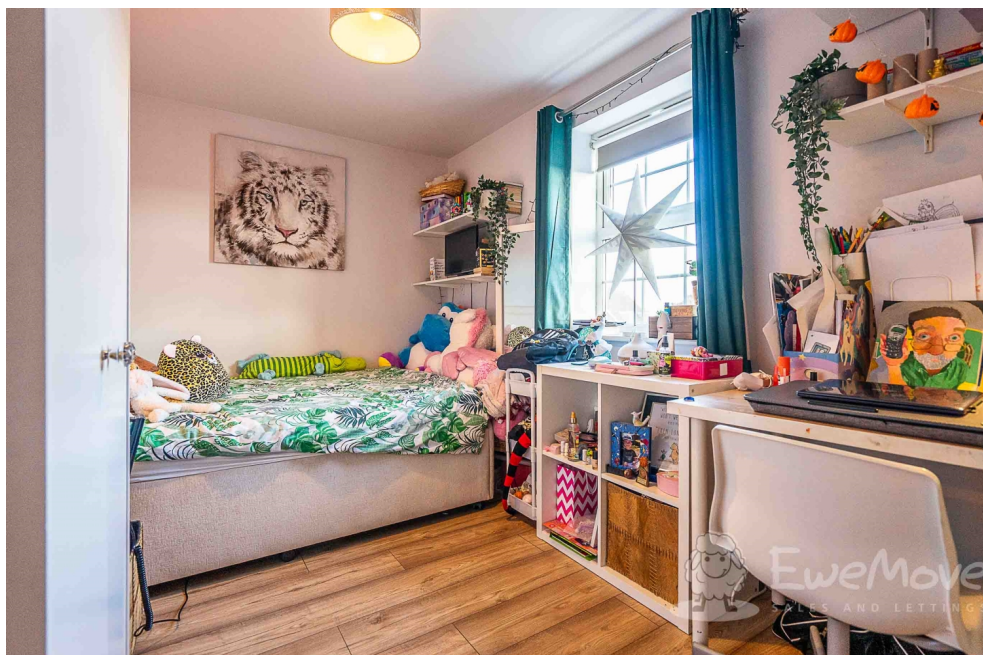




Welcome to Abbey Road, Wymondham. For those seeking a turnkey solution for your new home this new year, this property will sit high on your wish list. The pristine finish greets you the moment you step foot inside and continues throughout each room and indeed each floor. The ample kitchen-diner offers all the space and conveniences you would expect from a modern build, accompanied by a bright view of the garden from the comfortable living space. This floor is complete with a well-appointed WC and under-stair storage cupboard.

The first floor opens to a large double bedroom with twin windows, an electric fireplace, and enough versatility to accommodate a further reception room, family fun, work-from-home, and guests. Bedroom one with an ensuite shower room is set to the front of the property, benefiting from built-in storage and a Juliet balcony maximising daylight through the room.

The second floor offers two double bedrooms, a family bathroom, and a storage cupboard off-landing. This floor feels very private and boasts views of adjacent fields to the front. Bedroom two provides two built-in wardrobes while the continuation of luxury flooring will prove valuable over time.



To the outside, you are met by a generous frontage, and to the rear, a bright, uplifting garden, both of which are reasonably low maintenance. Rear access takes you directly to your allocated parking space, as well as visitor parking and on-street parking is readily available. There is a charging point set for hybrid vehicles exploiting the proximity of the parking space and useful exterior storage in the garden.

Set within a small, quiet estate on the edge of our market town, its positioning offers easy access to the A11, and a comfortable walk to the town centre and train station with links to Norwich, Cambridge, London, and Stansted Airport. A play park, bus stop, and local gym are all a hop and a skip from the front door. Viewings are readily available. Call us 24/7 to book yours.



**Kitchen/Dining/Living Room**

26' 8" x 12' 5" (8.15m x 3.80m)

Luxury vinyl flooring; recently fitted kitchen; double-glazed French doors; integrated oven, microwave, electric hob, extractor fan, wine cooler, dishwasher, and washing machine; Fitted breakfast bar; spotlights and two ceiling lights; two radiators; multiple sockets; TV aerial; under stair storage cupboard.

**Bedroom Four / Reception Room**

13' 11" x 12' 5" (4.25m x 3.80m)

Luxury vinyl flooring; twin double-glazed windows with Venetian blinds; electric fire with mantel and hearth; multiple sockets; TV aerial; radiator; ceiling light; coving.

**Bedroom (Double) with Ensuite**

13' 11" x 9' 6" (4.25m x 2.90m)

BEDROOM: Luxury vinyl flooring; Juliet balcony with double-glazed French windows; built-in wardrobe over stairwell; multiple sockets; radiator; ceiling light.

ENSUITE SHOWER ROOM: (2.45m x 1.90m) tiled flooring and walls floor-to-ceiling; WC; quadrant shower cubicle; wash basin over storage unit; heated towel rail; spotlights.

**Bedroom 2**

12' 5" x 10' 7" (3.80m x 3.25m)

Luxury vinyl flooring; twin built-in wardrobes with double doors; multiple sockets; radiator; ceiling light.

**Bedroom 3**

10' 9" x 12' 5" (3.30m x 3.80m)

Luxury vinyl flooring; multiple sockets; radiator; ceiling light.

**Bathroom**

9' 2" x 5' 6" (2.80m x 1.70m)

Tiled flooring and half walls; shower over bath; WC; wash basin; shaver socket; ceiling light.

**Entrance Hall**

7' 10" x 4' 9" (2.40m x 1.45m)

Luxury vinyl flooring; carpeted stairs; ceiling light.

**WC**

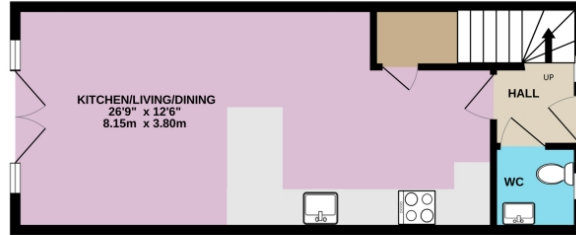
4' 9" x 4' 9" (1.45m x 1.45m)

Luxury vinyl flooring; WC; wash basin; radiator; double-glazed obscured window; ceiling light.

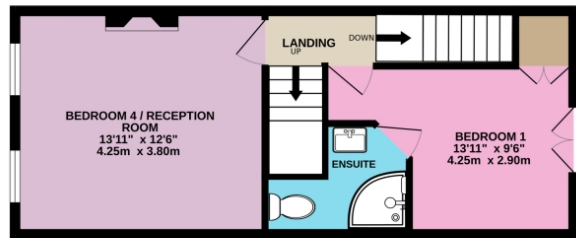


# Floorplans

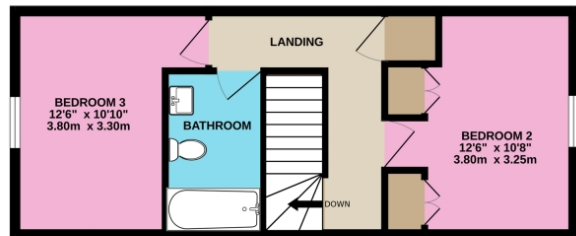
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



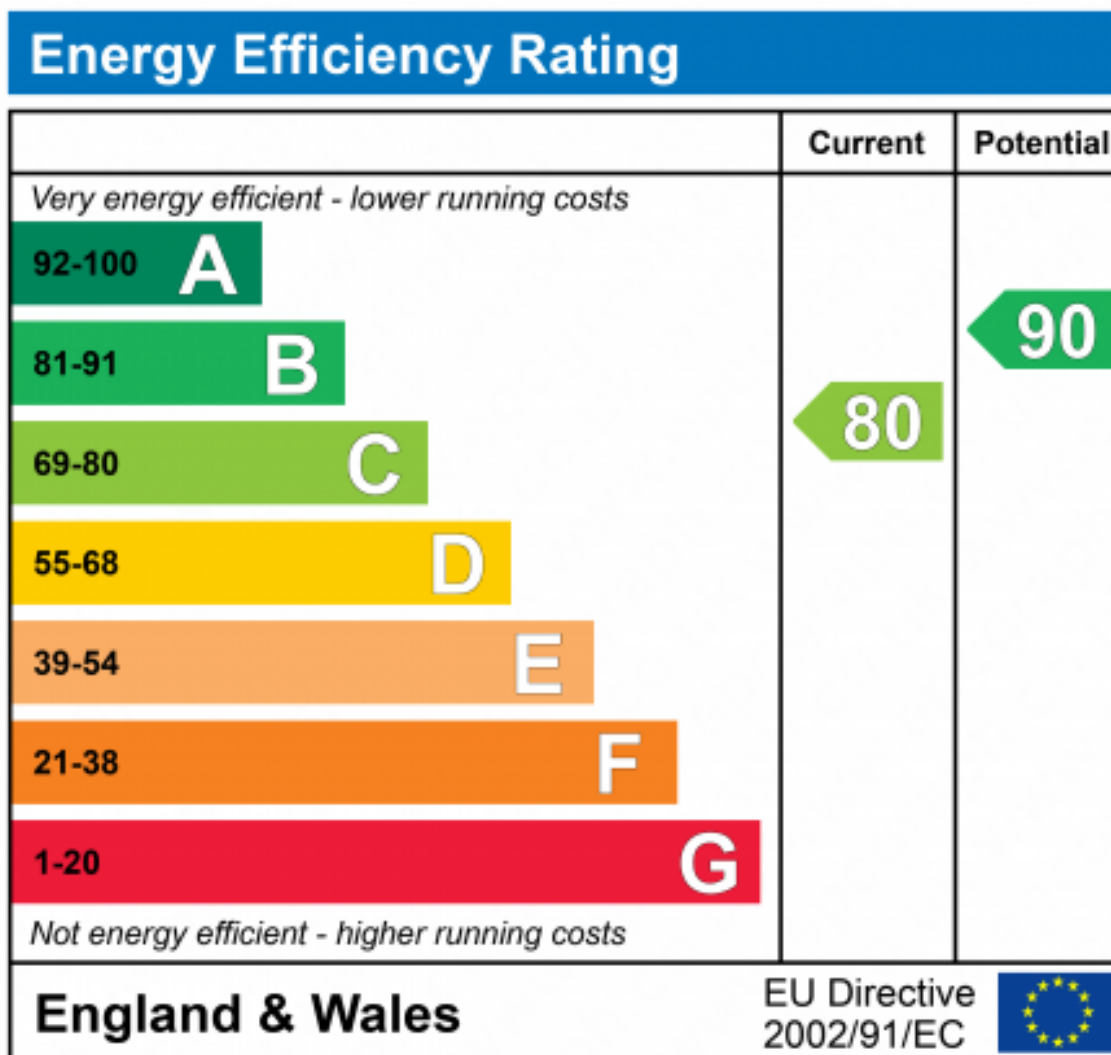
3-BEDROOM TERRACED TOWNHOUSE

TOTAL FLOOR AREA: 1172 sq.ft. (108.8 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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Marketed by EweMove Wymondham

01953 665 785 (24/7)

wymondham@ewemove.com



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