



Guide Price £300,000

3 Bedroom House for sale
11 Robin Grove, Wymondham



EweMove
SALES AND LETTINGS



Overview

This property will tick many boxes! To get started, an Energy Performance rating of A. Quiet, modern living, set within a private cul-de-sac. West-facing garden and private carport. Keep reading to find out more.



Key Features

- Three-Bedroom Family Home
- Highly Energy Efficient with Use of Solar Power
- West-Facing Enclosed Garden
- Off-Street Private Parking including Carport
- Various Upgrades Throughout
- Fully-Integrated Kitchen, Two Bathrooms Plus Ground-Floor WC
- Walking Distance to Wymondham Train Station, Local Shop and Gym



Welcome to Robin Grove, Wymondham. This 3-bedroom semi-detached house was built in 2018 and has been considerably upgraded and maintained ever since.

Starting with a liberal entrance hall, stepping foot inside this home offers elbow room and functionality that the current owners have greatly appreciated as a young family. Both reception rooms are dual-aspect, providing plenty of natural daylight whatever the weather. A fully integrated kitchen overlooking the garden and complete with lots of floor space to accommodate comfortable dining will make all meals enjoyable.

The first floor opens to a spacious landing leading to three double bedrooms and a family bathroom. The main bedroom has been designed to accommodate built-in wardrobes and a well-appointed ensuite shower room.

Western rays into the garden will make family playtime, alfresco dining, or just those relaxed summer evenings that much more enjoyable. This garden is larger than that of most semi-detached properties in the area, providing a suitable canvas for pergola and summer house ideas. Two cherry trees will soon flourish with blossom.

Parking is private and easily accessible ensuring there is no rivalry for space when arriving home after a long day. 14 solar panels are installed and come under the ownership of the property contributing to lower running costs than average.

Convenience is key, and this home delivers quick access to the town centre, local amenities, and all other routes. Wymondham train station, a local Co-Op, as well as a Forest School and fitness club are all within walking distance.

To arrange a viewing of this lovely home, simply call us 24/7



Kitchen / Dining Room

16' 8" x 9' 8" (5.10m x 2.95m)

Luxury vinyl flooring, dual-aspect double-glazed windows with fitted Roman blinds, base and wall-mounted units, tiled splashback, integrated washing machine, dishwasher, fridge-freezer, electric hob and dual oven, and extractor fan, floor level spotlights, multiple sockets and two radiators.

Sitting Room

16' 8" x 9' 10" (5.10m x 3.00m)

Luxury vinyl flooring, double-glazed window to the front, French doors to the garden, multiple sockets, TV aerial and two radiators.

Bedroom 1

12' 3" x 10' 2" (3.75m x 3.10m)

Fitted carpet, double-glazed window and multiple USB sockets.

Ensuite Shower Room

10' 2" x 4' 5" (3.10m x 1.35m)

Vinyl flooring, double-glazed obscured window, wide shower unit with glass folding doors, wash hand basin, WC, heated towel rail and tiled walls.

Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)

Fitted carpet, double-glazed window, multiple USB sockets and radiator.

Bedroom 3 / Office

9' 10" x 7' 2" (3.00m x 2.20m)

Fitted carpet, double-glazed window with fitted roller blind, multiple USB sockets and radiator.

Bathroom

6' 10" x 5' 8" (2.10m x 1.75m)

Vinyl flooring, double-glazed obscured window, tiled walls, bath with fitted shower and glass screen, wash hand basin, WC, heated towel rail and shaver socket.

Entrance Hall

10' 9" x 6' 10" (3.30m x 2.10m)

Luxury vinyl flooring, storage cupboard holding consumer unit, multiple sockets and radiator.

WC

6' 0" x 3' 3" (1.85m x 1.00m)

Luxury vinyl flooring, wash hand basin and WC.

Floorplans

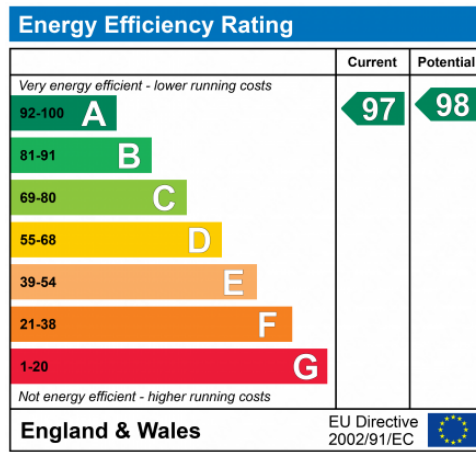


3-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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.

Made with Metropix ©2024





Marketed by Ewemove Wymondham

01953 665 785 (24/7)
wymondham@ewemove.com

