



Guide Price £250,000

2 Bedroom Semi-Detached House for sale
15 Exige Way, Wymondham



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SALES AND LETTINGS



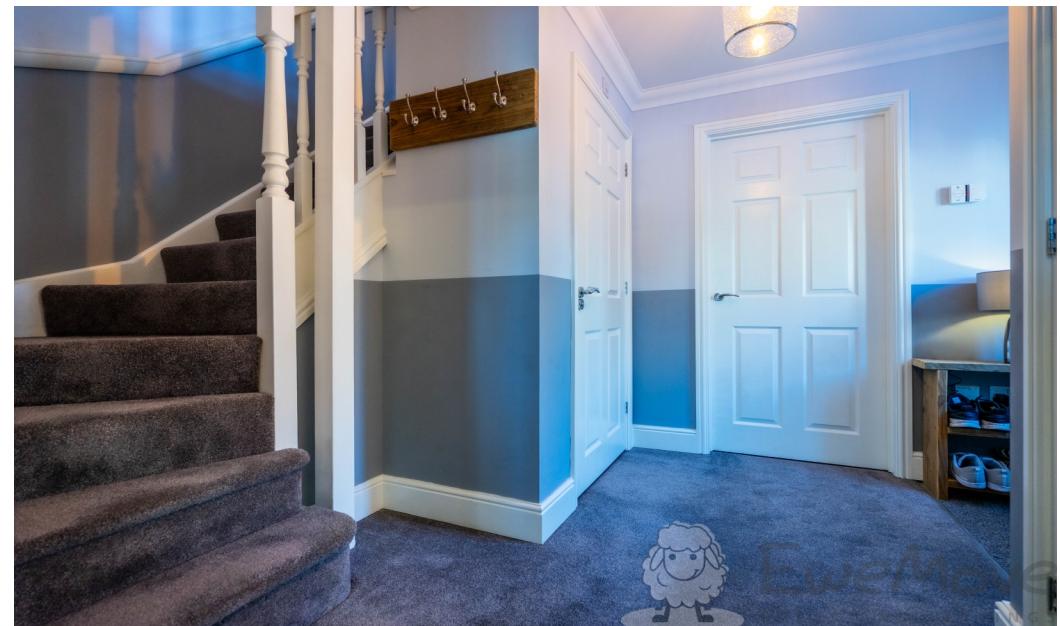
Overview

A rare mix: tranquil green outlook, south-west garden, and walk-to-everything convenience. With a newly fitted Wickes kitchen, internal shutters and sash windows, an extended garage, parking, and the station just a 2-minute walk, this 2-bed semi is move-in ready.



Key Features

- Guide Price: £250,000 - £260,000
- Well-Presented 2-Bedroom Semi-Detached Home
- Newly Fitted Kitchen with Ample Worktop and Storage
- Newly Fitted Tier on Tier Internal Shutters Throughout
- Extensive Single Garage and Private Parking
- South-West Facing Low-Maintenance Garden
- 2-Minute Walk of Train Station, Co-Op and Local Gym
- Tranquil Outlook and Easy Reach of Green Spaces - The Lizard Included





Welcome to Exige Way, Wymondham. Set in a peaceful position overlooking the local green, this smart 2011-built two-bedroom semi-detached home has been thoughtfully updated in late summer 2025 to create a genuinely move-in-ready option - ideal for those craving an easy, well-connected lifestyle.

At the heart of the home is the newly fitted Bespoke Wickes kitchen, finished with soft-close cupboards and drawers, a composite sink, and an eye-height oven for everyday ease. Across the spacious entrance hall with ample storage and a WC, the lounge-diner is a calming space with patio doors leading to the garden. The layout flows beautifully for modern living, with light-filled rooms for a calm, contemporary feel.

Upstairs, two well-proportioned double bedrooms are complemented by the lovely finishing touch of tier-on-tier internal shutters fitted to the sash windows (and continued throughout the home), offering both privacy and style while keeping the clean lines. The bathroom is a comfortable size, complete with a shower over bath, Vanity sink offering storage, and a heated towel rail.

Outside, the south-west facing garden is a true highlight - low-maintenance and perfectly placed for afternoon and evening sun, whether you're enjoying a quiet coffee or hosting friends. Through the side gate, the extended single garage and private parking are easily accessible, adding practicality that's often hard to find in such a convenient spot.

And the location is hard to beat: Wymondham train station is a short 2-minute walk away, along with the local Co-op and gym, while the town centre sits under a 10-minute stroll - making day-to-day life, commuting, and weekend plans effortlessly easy. There are also plenty of green spaces within easy reach.

If you're a first-time buyer or looking to downsize, this home will tick many boxes. Call us 24/7 to book your viewing.

What3Words: [//enchantment.cutaway.woof](https://www.what3words.com/en/+/en/+/en/)



Kitchen

12' 0" x 7' 11" (3.68m x 2.42m)

Tiled flooring, dual-aspect uPVC double-glazed sash windows with fitted shutters, base and wall-mounted units with soft-close storage, composite sink, integrated eye-level oven, gas hob and extractor hood, splashback tiling, spotlights, radiator, houses the gas boiler and multiple sockets.

Lounge-Diner

12' 0" x 11' 5" (3.68m x 3.48m)

Fitted carpet, uPVC double-glazed sash window and patio doors fitted with shutters, ceiling light, multiple sockets, TV aerial, fibre broadband connection, coving and radiator.

WC

5' 2" x 4' 1" (1.58m x 1.25m)

Tiled flooring, ceiling light, radiator, toilet and wash hand basin.

Bedroom One

12' 0" x 11' 1" (3.68m x 3.38m)

Fitted carpet, dual-aspect uPVC double-glazed sash windows with fitted shutters, hardwired ceiling light, radiator, coving and multiple sockets.

Bedroom Two

12' 0" x 9' 1" (3.68m x 2.79m)

Fitted carpet, dual-aspect uPVC double-glazed sash windows with fitted shutters, hardwired ceiling light, coving, multiple sockets and radiator.

Bathroom

8' 9" x 6' 0" (2.69m x 1.83m)

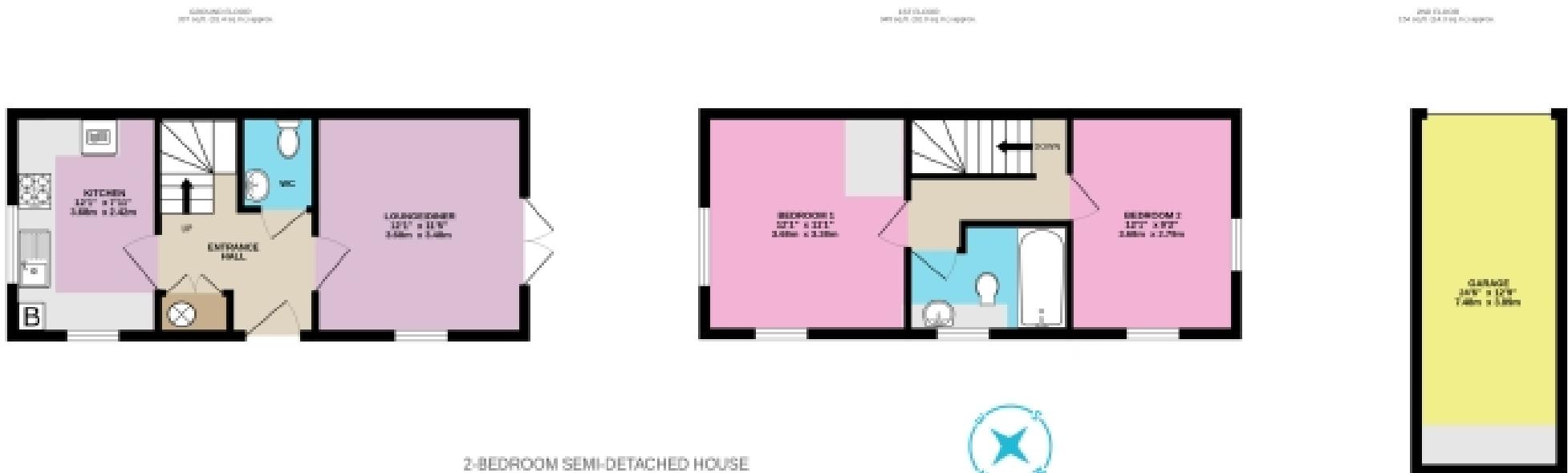
Vinyl flooring, obscured uPVC double-glazed sash window with fitted roller blind, shaver socket, dual-headed mixer shower over bath with glass screen, back-to-wall toilet and Vanity wash hand basin, heated towel rail, splashback tiling and spotlights.

Garage

19' 3" x 7' 11" (5.89m x 2.42m)

Up-and-over garage door, fitted shelving and cupboards.

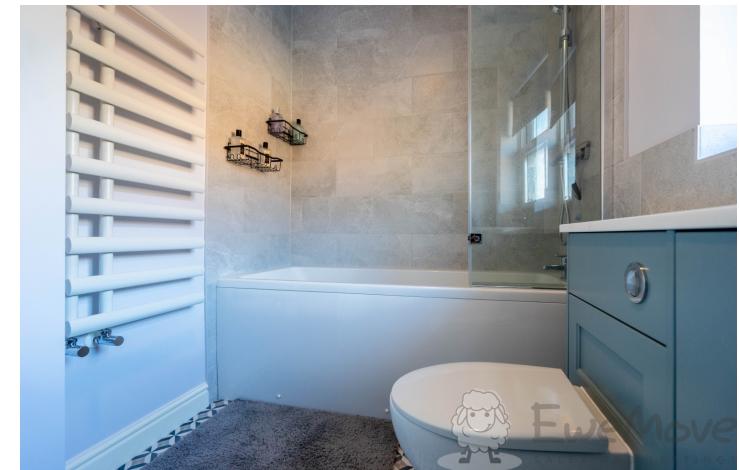
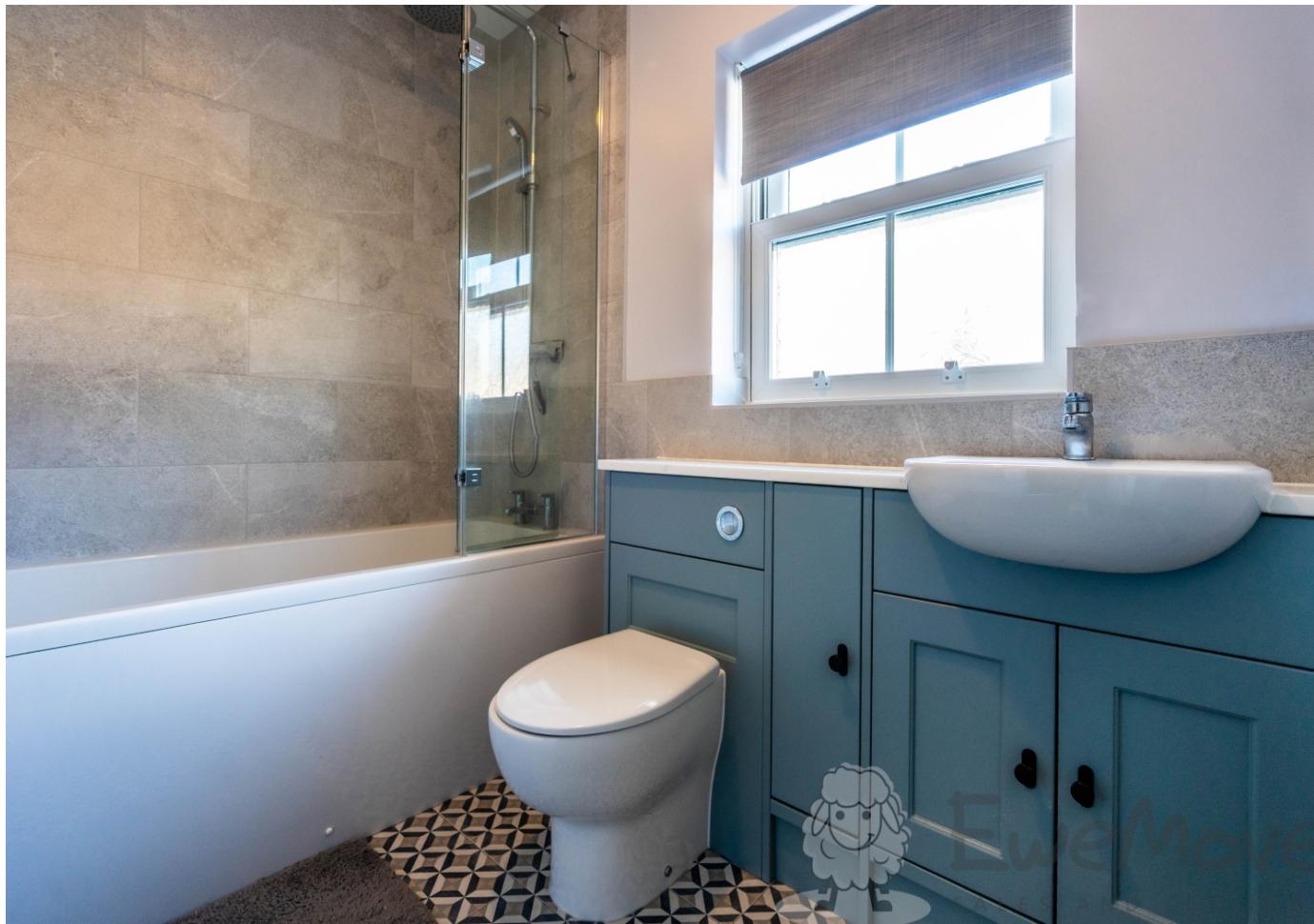
Floorplans



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		92 A
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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