

10 Station Road, Wymondham

£250,000 - £270,000 Freehold

This beautifully presented 2-bedroom semi-detached house welcomes you with its characterful facade and tasteful renovations throughout. With its blend of original features, contemporary upgrades, and idyllic surroundings, this property presents an exciting opportunity to own a characterful home in a desirable location.

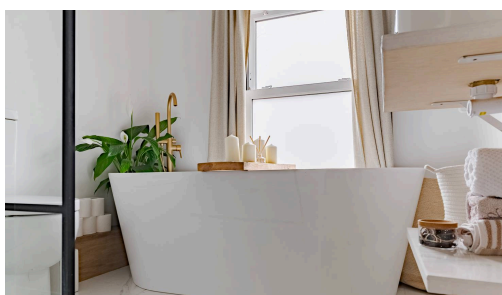
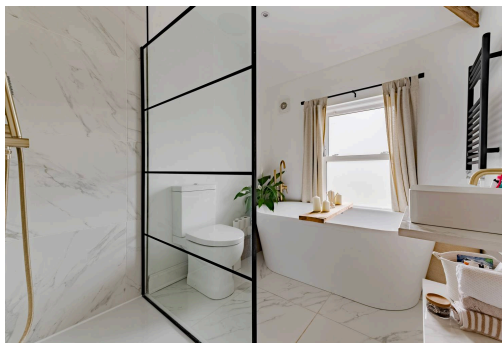
Location

Station Road is situated in the charming market town of Wymondham, Norfolk, offering a prime location for both convenience and connectivity. The property is just a short walk from Wymondham's bustling town centre, where you'll find a variety of shops, cafes, and restaurants. The area is well-served by local amenities, including schools, parks, and medical facilities. For those commuting, the property benefits from excellent transport links, with Wymondham railway station nearby, providing direct access to Norwich and London Liverpool Street. Additionally, the town offers easy access to major road networks, including the A11, ensuring a seamless connection to surrounding areas and the wider region. Perfect for those seeking a balanced lifestyle with the tranquillity of a historic town and the convenience of city access.



Station Road

Upon entering, you are greeted by an inviting entrance hall leading you through to the dining room on the left, complete with an original fireplace and ample natural light flooding in through the front-facing window.



Leading through, the lounge, boasting a second original fireplace, provides a cosy space for relaxation and connects seamlessly to the modern kitchen which is well-equipped and features sleek finishes along with a side door opening to the large rear garden.

The master bedroom, a second well-proportioned bedroom, and the family bathroom with a beautiful free-standing bath are located on the first floor. Each room exudes a sense of comfort and style, offering a quiet space away from the day's hustle and bustle.

Outside, the rear garden beckons with its stunning views of the surrounding fields and a well-kept lawn leading down to the bottom. A patio area provides the perfect spot for al-fresco dining and entertaining, making the most of the picturesque setting.

The property boasts double-glazed sash style windows, ensuring energy efficiency and a peaceful ambience within. The majority of the fencing in the garden has been replaced with new boundaries, offering privacy and security.

Convenient off-road parking is provided with a driveway, enhancing the practicality of this residence. Situated within walking distance of the town centre and train station, residents benefit from easy access to local amenities and transportation links.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

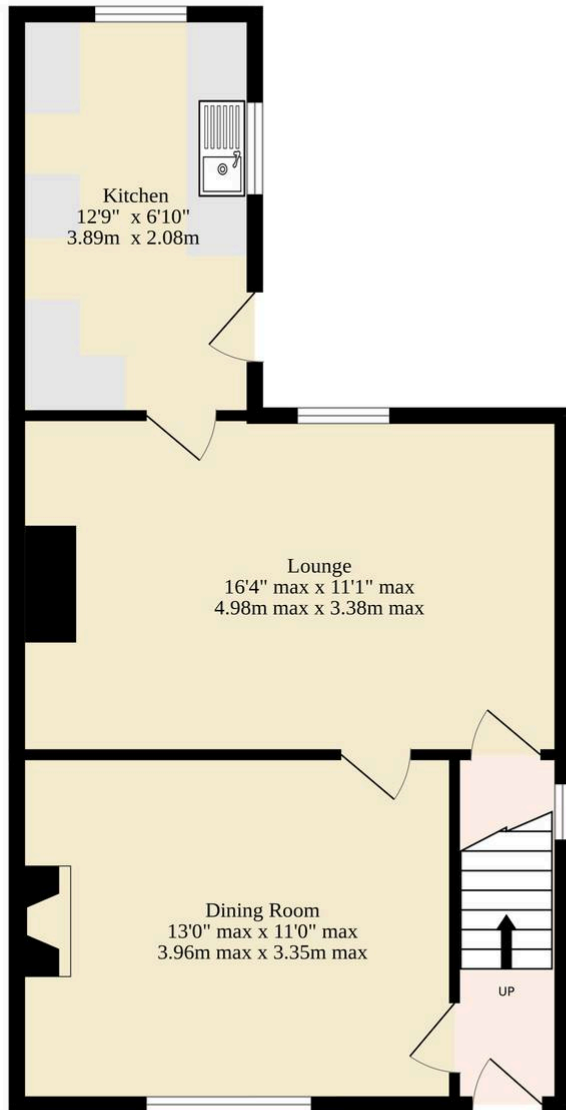
Tenure: Freehold

EPC Energy Efficiency Rating: D

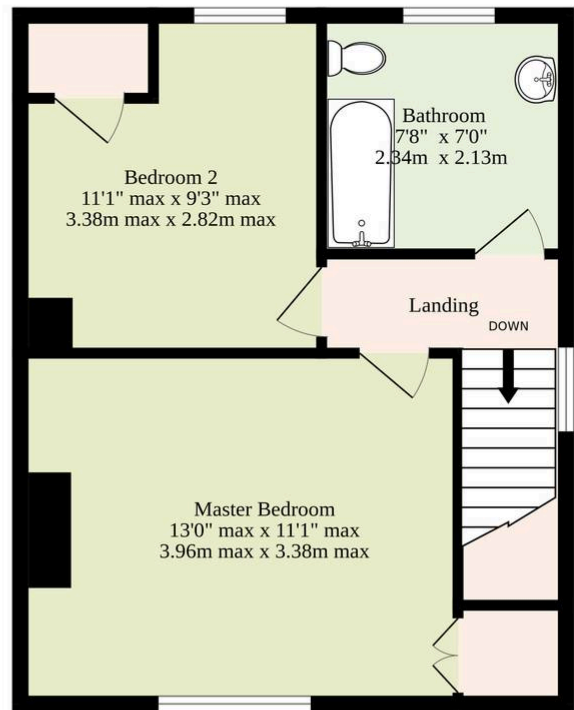
EPC Environmental Impact Rating: E



Ground Floor
403 sq.ft. (37.4 sq.m.) approx.



1st Floor
302 sq.ft. (28.1 sq.m.) approx.



Sqft Excludes Entrance Hall And Landing

TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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