



23 Ashleigh Gardens, Wymondham

Wymondham



Minors & Brady

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Wymondham

A home that stands out for its bright, open-plan living and well-arranged spaces, this semi-detached property offers a comfortable layout suited to modern everyday life. The L-shaped living area flows into a light-filled conservatory, while upstairs two double bedrooms and a flexible third room provide practical accommodation for a range of needs. With a low-maintenance rear garden, useful side access and the added benefit of a separate garage, it presents a straightforward and appealing opportunity for first-time buyers, families or investors.

- Semi-detached home offering a practical and well-arranged layout
- Suitable for first-time buyers, families or investors
- Quiet residential setting close to local amenities
- Bright open-plan L-shaped living and dining space
- Conservatory providing an additional versatile living area
- Well-planned kitchen with good storage and appliance space
- Two double bedrooms plus a flexible third bedroom
- Wrap-around garden offering both privacy and practicality
- Low-maintenance rear garden with patio and side access
- Separate garage providing useful storage or parking



23 Ashleigh Gardens

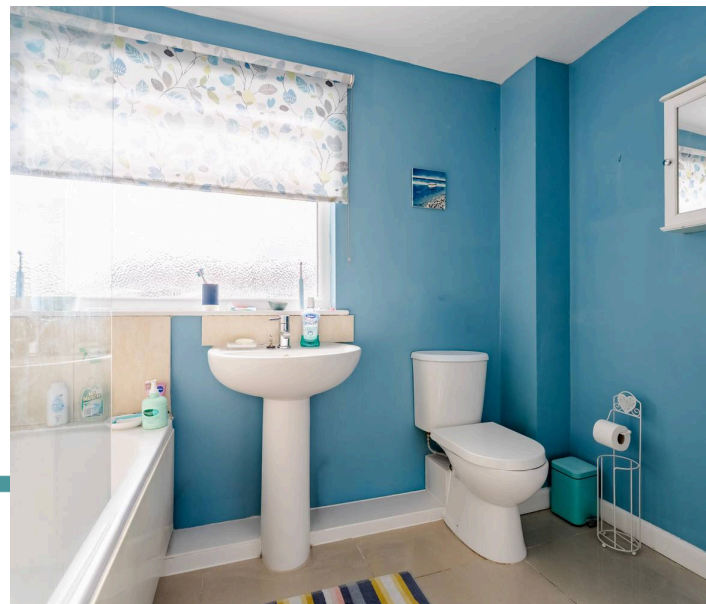
Wymondham

A bright and welcoming home set within a wrap-around garden, this well-presented semi-detached house offers a balance of modern open-plan living and practical everyday comfort. Thoughtfully arranged and maintained, it will appeal to buyers seeking a sociable ground-floor layout, generous bedroom space and a garden designed for easy enjoyment.

The heart of the home is the open-plan L-shaped living area, a light-filled space that encourages relaxed family time and effortless entertaining. With clearly defined zones for seating and dining, it flows naturally into the conservatory, where wrap-around glazing frames views of the rear garden and creates a peaceful spot to unwind or host guests.

The adjoining kitchen is arranged for convenience, offering ample storage, space for appliances and a clean, practical layout suited to busy routines. Its position within the open-plan arrangement keeps the whole ground floor connected, making it ideal for those who enjoy sociable living.

Upstairs, two double bedrooms provide comfort and privacy, each with space for wardrobes and additional furnishings. A third single bedroom offers flexibility for a home office, nursery or guest room. The bathroom is neatly appointed, with natural light and a simple, functional finish.



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Outside, the rear garden is designed for low-maintenance living, with a patio area for outdoor seating and a lawn that remains easy to care for. Side access adds everyday practicality, while the wrap-around layout gives the home a sense of openness and privacy.

To the front, a shingled garden keeps upkeep to a minimum, complemented by the welcome addition of a separate en-block garage and parking.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)
(excluding Porch)



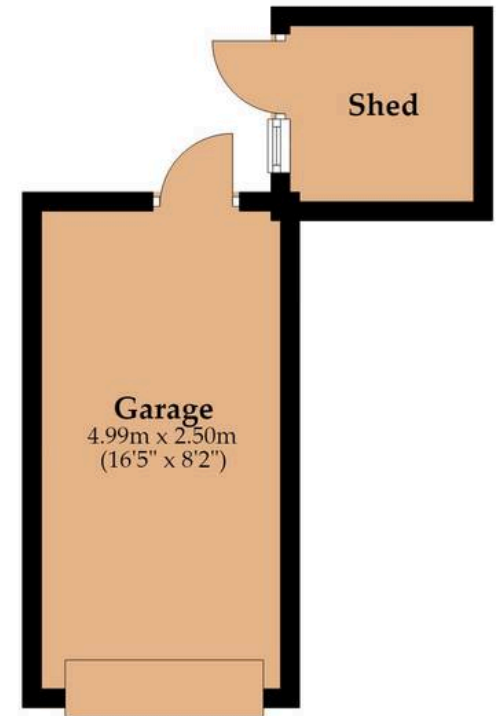
First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)
(excluding Bathroom, Landing)



Garage/Shed

Approx. 12.5 sq. metres (134.3 sq. feet)
(excluding Shed)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)

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.

Plan produced using PlanUp.

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