



### 3 bed semi-detached house to buy in NR18

Chapel Road, Morley St. Botolph, Wymondham, Norfolk, NR18 9TF

**£225,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Three Bedroom Family Home
- ✓ Popular Village Location
- ✓ Close to the sought-after Wymondham College
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

WELL PRESENTED THREE BEDROOM FAMILY HOME SITUATED IN A POPULAR VILLAGE CONVENIENTLY POSITIONED FOR EASY ACCESS TO NORWICH & CAMBRIDGE.

Charming Village Living Near Wymondham College

Nestled within a desirable village setting, this well-presented three-bedroom semi-detached home offers a perfect blend of space, comfort and convenience. Ideally positioned for easy access to both Norwich and Cambridge and within reach of the highly sought-after Wymondham College, this property is perfectly suited for families and commuters alike.

Key Features

- Semi-detached family home
- Three well-proportioned bedrooms
- Generous driveway with ample parking
- Beautifully landscaped gardens
- Popular village location
- Convenient access to Norwich and Cambridge
- Close to sought-after Wymondham College

A Warm Welcome

Step inside via the entrance hall where a bright and inviting space sets the tone for the home. Useful understairs cupboard both practical and welcoming.

The lounge is a light-fitted dual-aspect room, creating a wonderful space to relax or entertain. A feature fireplace provides a cosy focal point, while the layout allows flexibility for modern family living.

Flowing seamlessly from the kitchen, the conservatory offers an additional reception area overlooking the garden, perfect for dining, entertaining or simply enjoying the changing seasons.

#### Comfortable Accommodation

Upstairs, the property offers three well-sized bedrooms

- Bedroom one enjoys a bright front aspect and generous proportions.

- Bedroom two provides a comfortable and versatile space.

Bedroom three benefits from built-in wardrobe, making it ideal as a child's room, guest space or home office.

The bathroom has recently been refurbished to include a shower cubicle, corner wash basin set into vanity unit and wc, heated towel rail and window to front.

#### Outside Space

To the front the property is set back from the road, featuring a large shingled driveway providing ample off-road parking.

The rear garden has been thoughtfully landscaped, offering a mix of sandstone patio and lawn, perfect for outdoor dining and family enjoyment. Fully enclosed with secure gated access, it provides both privacy and peace of mind. Summer House with power and garden shed.

Situated in a sought-after village location, this home offers a wonderful balance of countryside charm and accessibility. Having excellent transport links to Norwich and Cambridge, and close proximity to the prestigious Wymondham College, it's an ideal setting for families seeking both lifestyle and convenience.

South Norfolk Council Tax Band B

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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