

propertyladder



Butler Gardens, Wymondham, NR18

A Turn Key Two Bedroom Semi-Detached Home!

GUIDE PRICE £230,000 to £240,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TURN-KEY COMFORT WITH GARDEN HARMONY!

Situated within a quiet cul-de-sac in the popular market town of Wymondham, this immaculate semi-detached home presents an ideal first purchase and is offered in true 'turn key' condition!

The accommodation comprises an inviting entrance hall with ground floor WC, a spacious living room with a useful under stairs storage cupboard, and a stylish kitchen/diner to the rear, perfectly suited for modern living and entertaining. To the first floor are two generous double bedrooms, alongside a contemporary family bathroom. The property further benefits from a boarded loft space providing excellent additional storage. Beautifully maintained throughout, this superb home offers comfortable, low maintenance living in a residential setting close to local amenities and transport links!



“ along with the added convenience of an electric vehicle charging point ”



Overview

- Two Double Bedrooms
- Driveway For Two/Three Vehicles
- Ground Floor WC & First Floor Bathroom
- Landscaped Rear Garden
- Modern Kitchen/Diner & Spacious Living Room
- Quiet Cul-De-Sac Location Within Popular Development
- Boarded Loft Space & E.V Charging Point
- Ideal First Home In Turn Key Condition





Location

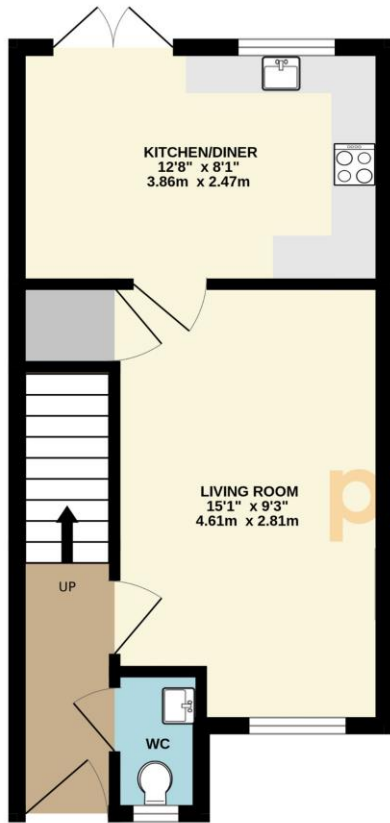
Butler Gardens enjoys a peaceful yet well connected position within the thriving market town of Wymondham, offering a friendly community atmosphere and an attractive blend of modern living and historic charm. The area benefits from a wide range of nearby amenities, including supermarkets, independent shops, cafés, pubs, and the popular Wymondham Abbey and Tiffey Meadows for scenic walks.



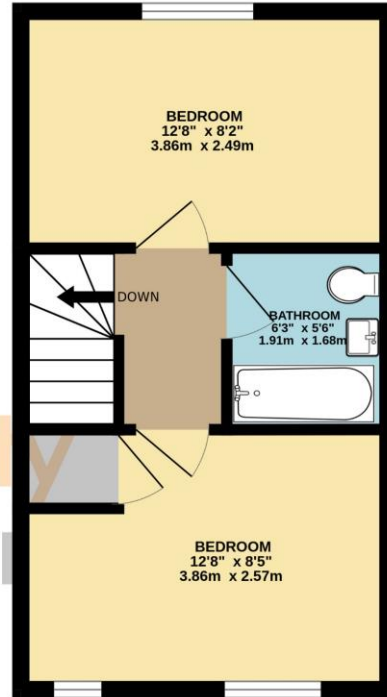
Outside

The property benefits from a private driveway to the front, providing off road parking for two/three vehicles, along with the added convenience of an electric vehicle charging point. To the rear, the garden has been thoughtfully and fully landscaped to create a private, non overlooked and low maintenance outdoor space. It features a generous patio area ideal for entertaining, an artificial lawn for year round ease, and a useful outdoor shed for additional storage.

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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