



Blackthorn Road, Wymondham NR18 0PY

welcome to

Blackthorn Road, Wymondham

This beautifully presented two-bedroom ground floor flat is situated on the highly sought-after Harts Farm Estate. Offering modern open-plan living, fibre broadband and conveniently located within easy walking distance of local amenities and bus routes, the property offers great flexibility.



Description

Situated on the ever-popular Harts Farm Estate, this beautifully presented two-bedroom ground floor flat offers stylish, contemporary living in a highly convenient location.

The property combines modern design with practical features to create a comfortable and welcoming home.

At the heart of the property is the impressive open-plan lounge, kitchen and dining area, providing a bright and spacious environment ideal for both everyday living and entertaining. The well-appointed shaker-style kitchen offers a timeless finish and comes complete with Bosch appliances, ensuring both functionality and style.

Both bedrooms are well-proportioned and beautifully presented, while the ground floor position provides easy access and added convenience. The property has been maintained to a high standard throughout, allowing prospective purchasers to move straight in and enjoy all that it has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Accessing the building from the roundabout side of Blackthorn Road, the property is located on the ground floor and with access able to be given from the flat itself. In through the front door of the flat, you are greeted by a spacious open hallway complete with wooden flooring leading to all rooms, with storage cupboard and Hive system completing the area.

Lounge

An spacious dual aspect lounge/diner complete with LTV flooring is the perfect space for relaxing in the evenings. Very well presented with media-style wall covering the main wall and leading through to the kitchen area.

Kitchen

Shaker-style kitchen with Bosch eye-level oven, fridge/freezer, hob, extractor and washing machine all built in. The neutral kitchen provides plenty of storage space and with ample worktop space and wall tiling, this is the perfect compliment to the lounge behind it.

Bedroom One

Good-sized double bedroom with build-in sliding wardrobes

Bedroom Two

Double bedroom that's perfect to double up as a study or spare bedroom

Bathroom

Complete with bath, separate shower cubicle, WC and basin with storage

External

One allocated parking space to the rear of the building along with a communal courtyard, all within easy walking distance to local amenities. The property is also complete with fibre to the premises, making it the perfect space for those who work from home.



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Blackthorn Road, Wymondham

- Two bedroom ground floor flat on the ever popular Harts Farm Estate
- Very well presented open plan lounge/kitchen/diner
- Shaker-style kitchen with Bosch appliances included
- Local amenities within easy walking distance with bus routes also available
- Fibre direct to the premises, perfect for anyone working from home

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 155.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM109197 - 0003

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