



Kempsters
ESTATE AGENTS

42 Rothbury Road
Wymondham NR18 0PD



Asking price
£207,000

FANTASTIC QUIET LOCATION in the stunning Abbey town of Wymondham lies this 2 bed semi-detached bungalow. Features include a large lounge, adjoining dining area with lovely view to the front, conservatory with adjoining decked area to front, two large bedrooms, fitted kitchen and lovely low maintenance rear garden. **HIGHLY RECOMMENDED!**



- Semi-Detached on Large End Plot
- Fitted Kitchen with Appliances
- Conservatory 11'2 x 10'10
- Low Maintenance Rear Garden
- Lounge 15'11" x 13' 4"
- Two Good Sized Bedrooms
- Offered with NO ONWARD CHAIN

CONSERVATORY

11'2 x 10'10 (3.40m x 3.30m)

Double glazed French doors to front garden, double glazed door to rear garden, double glazed windows to three aspects, velux windows in roof, power points, wall lights, vinyl floor covering.

HALLWAY

12'0 x 2'8 (3.66m x 0.81m)

Double glazed entrance door from conservatory, textured ceiling, access to boarded loft space with loft ladder, power point, fitted carpet.

LOUNGE

15'11 x 13'4 (4.85m x 4.06m)

Double glazed windows to front, double glazed door to front, coved and textured ceiling, wall and ceiling lights, fireplace with modern electric coal effect fire, storage heater, TV point, telephone and internet point, power points, fitted carpet.

DINING AREA

12'3 x 3'1 (3.73m x 0.94m)

Double Glazed windows to front, Power points, fitted carpet.

KITCHEN

12'1 x 7'9 (3.68m x 2.36m)

Textured ceiling, double glazed window to front, range of fitted units with new cupboard doors and work surfaces, 1 1/2 bowl sink unit, electric cooker to remain, under counter 'Bosch' fridge and freezer to remain, washing machine to remain, space for tumble drier or dishwasher (plumbing required), Display shelves, power points, vinyl floor covering.

BEDROOM ONE

14'1 x 9'1 (4.29m x 2.77m)

Double glazed window to rear, coved and textured ceiling, fitted wardrobes to one wall, display shelving, power points, fitted carpet.



BEDROOM TWO

11'5 x 9'1 (3.48m x 2.77m)

double glazed window to rear, storage heater, power points, fitted carpet.

BATHROOM

9'6 x 4'9 (2.90m x 1.45m)

Double glazed window, textured ceiling with extractor fan, built in low flush toilet and hand basin, storage cupboards, shower cubicle with electric shower, heated towel rail, large wall mirror to remain, vinyl floor covering,

FRONT GARDEN & SIDE GARDEN

Immediate decked area, mainly laid to lawn with flower beds, mature trees and shrubs, public access walkway at front, compost barrels to remain.

REAR GARDEN

Attractive low maintenance, sunny rear garden with patio area, decorative slate areas, water butt, garden shed, rear access to parking area, one parking space (possible garage space).



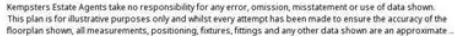












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