



LEASEHOLD

House - Semi-Detached

# MAGPIE PLACE WYMONDHAM NR18 9FU

45% Shared Ownership  
**£100,000**

## FEATURES

- 45% Shared Ownership
- Open Plan living
- Nice Kitchen/Diner
- Two Bedrooms
- Two Parking Spaces
- Semi Detached
- Wc
- Sitting Room
- Bathroom
- Call To View



# 2 Bedroom House - Semi-Detached located in Wymondham

Welcome to this splendid opportunity for first-time buyers or those seeking a more affordable living option. Built in 2021, this new build property spans an inviting 689 square feet and is offered at a 45% shared ownership, making it an attractive choice for those looking to step onto the property ladder.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC. The heart of the home is the spacious open-plan kitchen, dining, and sitting room, which is bathed in natural light and features double doors that open seamlessly to the rear garden. This design is perfect for entertaining guests or enjoying summer gatherings, as it creates a wonderful flow between indoor and outdoor spaces.

The first floor boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A well-appointed family bathroom completes this level, ensuring all your needs are met.

The rear garden is a true gem, featuring an enclosed area with a patio and a lawn that requires minimal maintenance, allowing you to unwind and enjoy the outdoors without the hassle of extensive upkeep.

With parking available for two vehicles, this property is not only practical but also perfectly positioned for modern living. This starter home is sure to attract interest, so do not hesitate to arrange a viewing. It is a rare find that will not remain on the market for long.

## Entrance Hall

Sealed unit double glazed entrance door to front, doors to kitchen and wc.

## Wc

Wc and wash hand basin.

## Kitchen/Dining Area

9'8 x 10'6

Sealed unit double glazed window to the front, range of base and wall mounted units with integrated gas hob, electric oven and extractor hood over. Space for fridge/freezer, and space and plumbing for washing machine. Understairs cupboard. Opening to the sitting area.

## Sitting Area

13'6 x 14'6

Sealed unit double glazed double doors to the rear along with windows either side looking out over the rear garden, stairs up to the first floor and radiator.

## Landing

Doors to bedrooms and the bathroom.

## Principal Bedroom

13'6 x 9'3

Sealed unit double glazed window to the front and radiator.

## Bedroom Two

10'4 x 11'7 max

Sealed unit double glazed window to the rear, radiator and a large mirrored sliding doored wardrobe.



### Family Bathroom

Sealed unit double glazed window to the side, panel bath with screen and shower over, concealed cistern wc, pedestal wash hand basin. Radiator.

### Outside

To the front of the property there is a small garden area with pathway to the entrance, two parking spaces on the driveway in front. The rear garden has a patio with lawned garden, easily maintained border, shed to remain and enclosed with panel fencing and gated.

### Agents Note

Please note there will be rent to pay on the unowned part which is currently £361.43 per month also subject to checks with the housing association.

Ground Rent £444.81 paid over 12 months.





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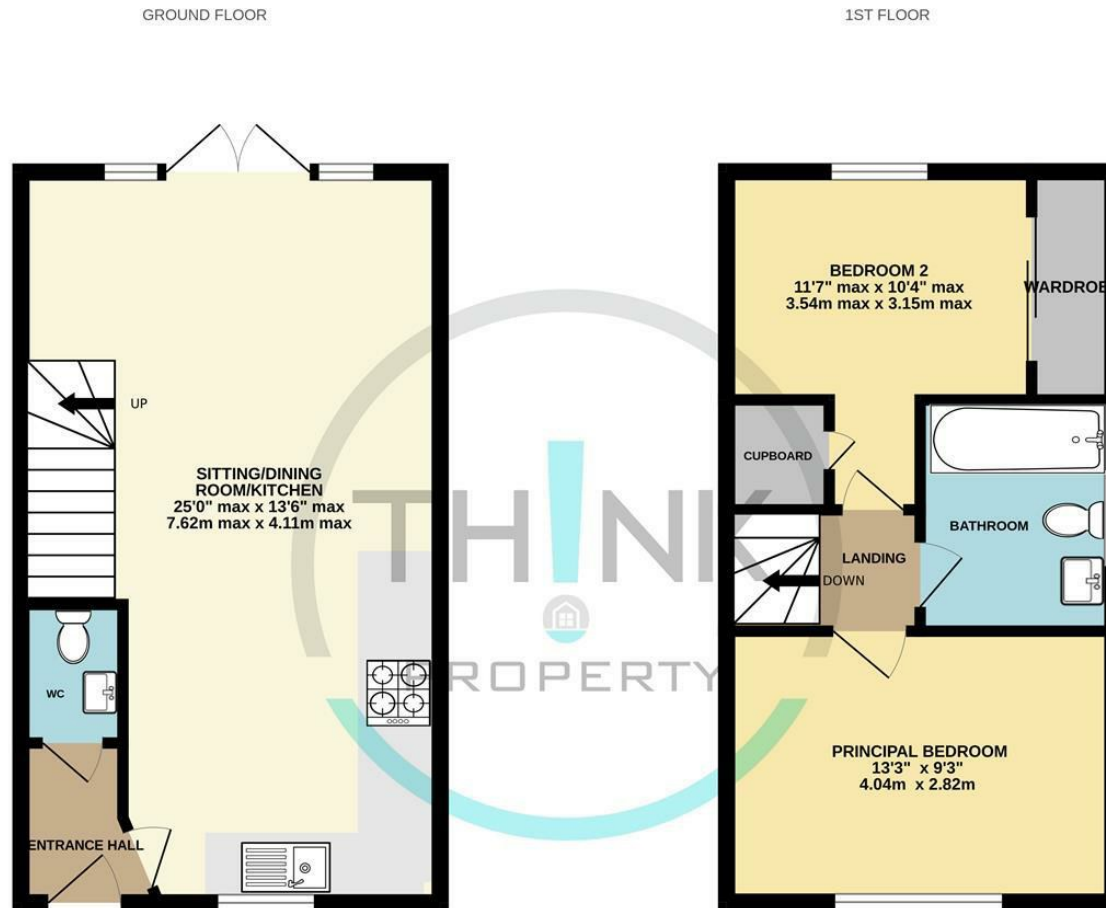
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Council Tax Band

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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
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

