

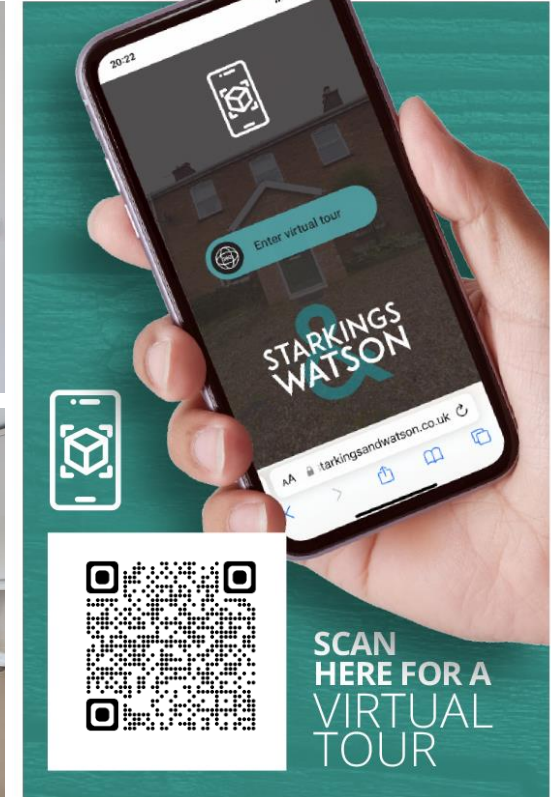
PAPILLON ROAD

Wymondham NR18 0WD

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

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STARKINGS WATSON

- No Chain!
- Detached Family Home
- Refurbished & Renovated
- Accommodation Over 1400 sq ft (stms)
- Set Over Three Floors
- Five/Six Bedrooms
- Three Newly Fitted Bathrooms
- Large Gated Drive & Double Garage

IN SUMMARY

NO CHAIN. Having been COMPLETELY REFRESHED and RENOVATED within the past year, this IMPOSING DETACHED FAMILY HOME is set over THREE FLOORS, with generous family sized accommodation in excess of 1400 sq ft (stms). The property offers a brand new HEATING SYSTEM, NEW FITTED KITCHEN and THREE BRAND NEW BATHROOMS. Internally you will find an L-shaped kitchen/dining and utility room, cloakroom and 20' SITTING ROOM on the ground floor. On the first floor there are THREE DOUBLE BEDROOMS, a family bathroom, en-suite and a small study bedroom. To the second floor there are TWO FURTHER BEDROOMS and another shower room. Externally, the property is approached via a private shingled access with landscaped frontage, secure gated access onto the LARGE DRIVEWAY providing parking for four cars leading to the DOUBLE GARAGE. The rear garden has been newly landscaped offering lawns and patio.

LOCATION

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

DIRECTIONS

You may wish to use your Sat-Nav (NR18 0WD), but to help you...Heading into Wymondham from the A11, bear left signposted Wymondham, turning right at the first roundabout, and second exit at the second, passing Norfolk Constabulary and Waitrose. Follow Harts Farm Road B1172, turning left onto Papillon Road. Turn left again where the property can be found on the left-hand side indicated by our for sale board.

AGENTS NOTE

Buyers are advised the initial part of the driveway is owned by the property with a right of access to the neighbour behind. The brand new kitchen is currently in the process of being installed and fitted. New carpets and flooring on the first and second floor just been laid. Photos of the rear garden have been enhanced to showcase how the garden will look once seeded.

The property is approached via a landscaped brick and lawn frontage with pathway leading to main entrance door. Adjacent a generous hard standing and gated driveway with parking for 4 cars leading to double garage can be found. uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, electric fuse box, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, extractor fan, tiled flooring, heated towel rail, smooth ceiling.

KITCHEN/DINING ROOM

20' 4" x 14' 8" Max (6.2m x 4.47m) The kitchen is currently in the process of being fitted but will comprise of the following; Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic induction hob, built-in electric oven and extractor fan over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, under cupboard lighting, space for dining table, built-in radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, double glazed door to rear, wall mounted gas fired central heating boiler, smooth ceiling.

SITTING ROOM

20' 4" x 10' 9" (6.2m x 3.28m) Gas flame effect fire set within decorative surround and hearth, wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed French doors to rear, television and telephone points, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Radiator, stairs to second floor landing, built-in airing cupboard, smooth ceiling, doors to:

BEDROOM

10' 9" x 7' 2" (3.28m x 2.18m) Radiator, uPVC double glazed window to front, built-in wardrobe, smooth ceiling.

DOUBLE BEDROOM

10' 9" x 10' 8" (3.28m x 3.25m) Radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, extractor fan, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.



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FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling.

STUDY

8' 2" x 7' 2" (2.49m x 2.18m) Radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

10' 9" x 8' 2" (3.28m x 2.49m) Radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

(Some Restricted Height) Velux window to front, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

13' 6" x 10' 9" Max (Some Restricted Height) (4.11m x 3.28m) Radiator, uPVC double glazed window to front, velux window to rear, smooth ceiling.

BEDROOM

11' 10" x 6' 6" (Some Restricted Height) (3.61m x 1.98m) Radiator, velux window to rear, smooth ceiling and loft access hatch.

SHOWER ROOM

7' 9" x 6' 7" (Some Restricted Height) (2.36m x 2.01m) Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling.

OUTSIDE

The private rear garden is accessed via the kitchen and comprises of a paved pathway and patio with step up onto the newly seeded lawn section. There are raised flowerbed borders surrounding the boundary with fencing beyond. From the rear garden there is also access to the double garage.

DOUBLE GARAGE

17' 4" x 17' 4" (5.28m x 5.28m) Up and over door to front x2, door to side, storage above, power and lighting.

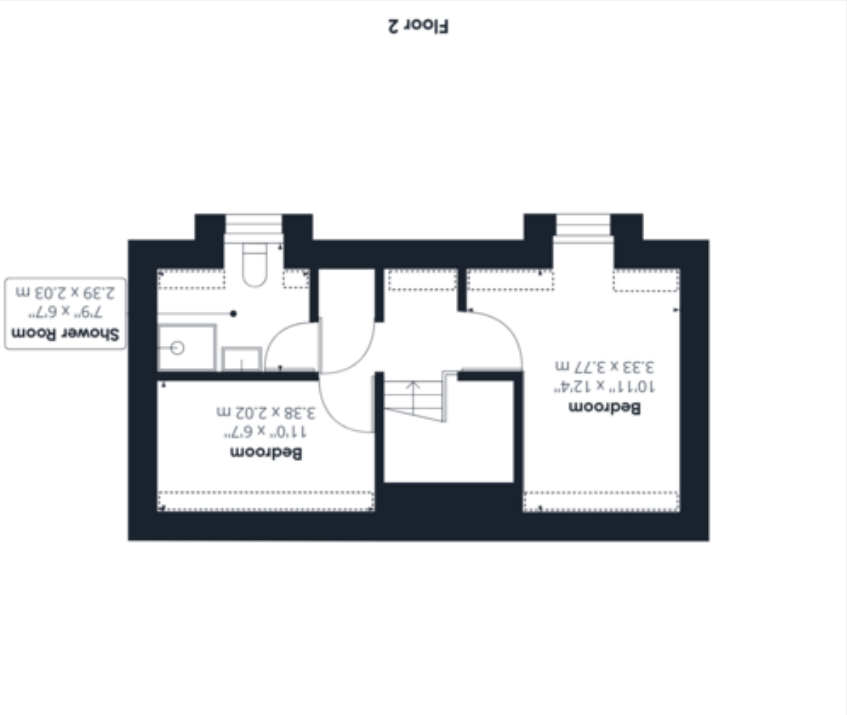
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Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area (1)</p> <p>1327.65 ft² 123.34 m²</p> <p>Reduced bedroom</p> <p>32.68 ft² 3.04 m²</p>	<p>STARKINGS WATSON</p> <p>HYBRID ESTATE AGENTS</p>
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