



## Pople Street, Wymondham

Offers Over £280,000 Freehold

Energy Efficiency Rating : D

- ✓ Semi-Detached Home
- ✓ Close to Amenities & Schooling
- ✓ Open Plan Sitting/Dining Room
- ✓ Bathroom & Cloakroom
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Non Overlooked Rear Aspect
- ✓ Lawned Gardens with Patio

To arrange an accompanied viewing please call our Wymondham Office on 01953 438838

**STARKINGS  
&  
WATSON**





NO ONWARD CHAIN! Situated in the popular location of Wymondham and close to local SCHOOLS, this SPACIOUS SEMI-DETACHED property OFFERS a DRIVEWAY for OFF ROAD PARKING to front, with HUGE POTENTIAL and GREAT SIZED ACCOMMODATION. The gravelled frontage offers gated access to the ENCLOSED REAR GARDEN, and the main property which offers ACCOMMODATION comprising a HALL entrance, SITTING ROOM with feature fireplace, DINING ROOM with bi-folding door into the KITCHEN and sliding patio doors to the REAR GARDEN. There is also a ground floor CLOAKROOM and stairs leading to the first floor where you find THREE BEDROOMS and a FAMILY BATHROOM. Finished with gas fired CENTRAL HEATING via the HIVE system and DOUBLE GLAZING. The property has had recent upgrades to the electrics within the last 4 years and the property boasts SCOPE TO EXTEND (stp) and place your own stamp on. To the rear of the property the garden boasts a patio area, lawn and MATURE PLANTING.

#### 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 0LN), but to help you...Heading into Wymondham from the A11, bear left signposted Wymondham, turning right at the first roundabout, and third exit at the second on to the B1135. At the next roundabout take the second exit on to Tuttle Lane West, follow for half a mile turning left on to Hewitts Lane which becomes Pople Street where the property can be found on the right hand side.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, uPVC double glazed window to side, stairs to first floor landing, cloaks storage space, smooth ceiling, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, laminate flooring, uPVC obscure double glazed window to side, smooth ceiling.

#### SITTING ROOM

12' 11" x 12' 5" Max (3.94m x 3.78m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth ceiling, opening to:

### DINING ROOM

8' 5" x 7' 11" Max (2.57m x 2.41m) Fitted carpet, radiator, uPVC double glazed sliding patio door to rear, telephone point, smooth ceiling, door to:

### KITCHEN

11' x 8' 4" (3.35m x 2.54m) Fitted range of wall and base level units with and inset sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker and extractor fan over, integrated dishwasher, space for fridge, space for fridge/freezer, space for washing machine, tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to side, cupboard housing wall mounted gas fired central heating boiler, larder for storage, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, smooth ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

11' x 9' 7" (3.35m x 2.92m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### DOUBLE BEDROOM

10' 10" x 10' 1" (3.3m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### DOUBLE BEDROOM

12' 6" x 10' 8" Max (3.81m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, airing cupboard, smooth ceiling.

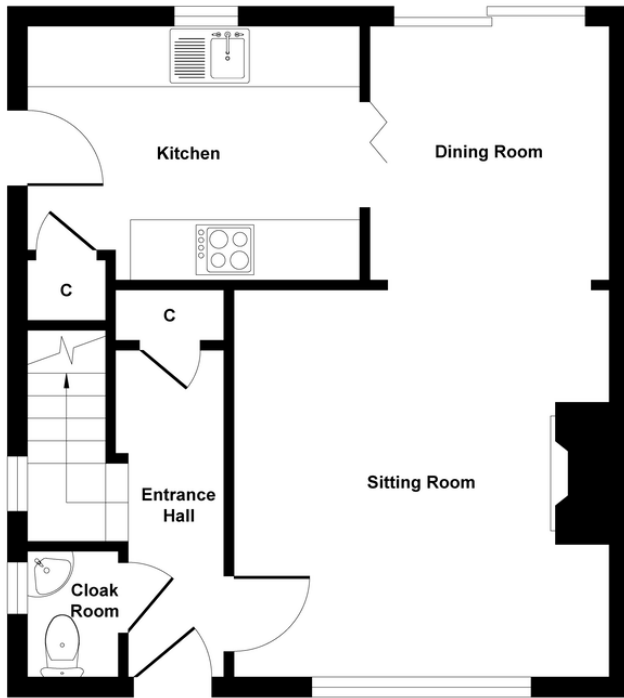
### FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, panelled bath, electric shower and glazed shower screen, tiled walls, extractor fan, vertical radiator, uPVC obscure double glazed window to front, smooth ceiling.

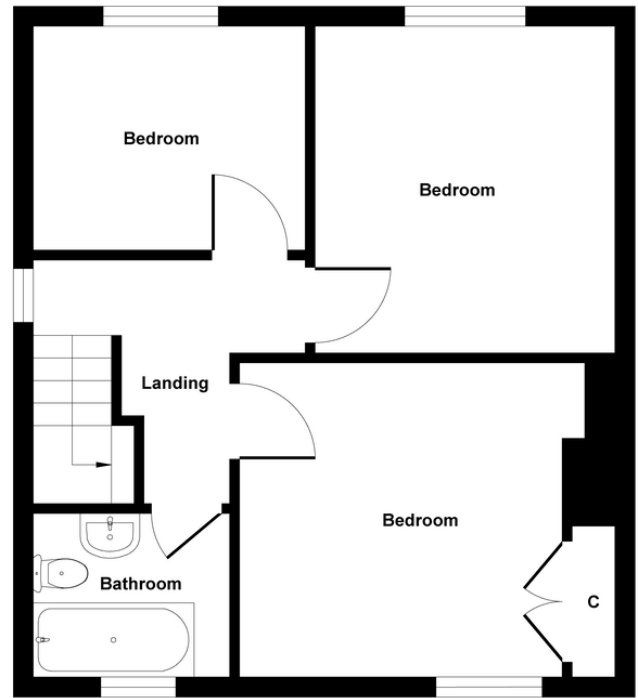
### OUTSIDE

To the outside you will find a generous lawned garden with a patio area which is ideal for alfresco dining, with two brick built storage sheds providing useful storage. There is also a set of double gates, providing a secure area.





**Ground Floor**  
 Approximate Floor Area  
 415 sq. ft  
 (38.55 sq. m)



**First Floor**  
 Approximate Floor Area  
 415 sq. ft  
 (38.55 sq. m)



**Approx. Gross Internal Floor Area 830 sq. ft / 77.10 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

**Centralised Hub:**

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