



Broom Road, Wattlefield, Wymondham

Guide Price £425,000 - £450,000 Freehold

Energy Efficiency Rating : E

- ✓ End-Terrace Cottage
- ✓ Extended & Updated Accommodation
- ✓ Kitchen/Sitting/Dining Room
- ✓ Built-in Breakfast Bar & Cooking Appliances
- ✓ Two En Suite & Family Bathroom
- ✓ Three Bedrooms
- ✓ Secure Gated Parking
- ✓ Landscaped Gardens with BBQ Area



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



EXTENDED and UPDATED now boasting a perfect blend of CHARACTER and MODERN FINISHES. This wonderful COTTAGE boasts an open plan KITCHEN/SITTING/DINING ROOM which you can seamlessly transition from the FITTED KITCHEN where you find INTEGRATED COOKING APPLIANCES and a wonderful view to front, into the BREAKFAST AREA and beyond. The SNUG/SEATING AREA has a focal point in the form of a WOOD-FUEL BURNER and adjacent there are BI-FOLDING DOORS facing to the rear, in front of the DINING AREA where you find ample space for a LARGE TABLE and accompanying sideboard. Continue into the INNER HALL with BUILT-IN STORAGE, door to the FAMILY BATHROOM and SITTING ROOM as well as the stairs to the first floor. Upstairs THREE BEDROOMS of which TWO ARE EN-SUITE are accessed off a central landing. This wonderful RURAL HOME has PANORAMIC FIELD VIEWS, ample parking and GENEROUS LANDSCAPED GARDENS.

LOCATION

The property is located outside the market town of Wymondham, and within driving 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 9LB), but to help you... Follow Harts Farm Road B1172 for approximately a mile heading out of Wymondham and at the traffic lights turn left onto Station Road. Bear to the right, continuing under the Railway Bridge, and turning right at the roundabout onto Silfield Road. Continue all the way to the end of Silfield road and turn onto Wattlefield Road. Follow until the turning for Broom Road is on the left hand side, turn here and the property can be found on the right hand side.

AGENTS NOTE

The property has a shared septic tank which is located in the neighbouring garden. It is emptied approximately every 9/10 months at a cost of £100.00 which is divided equally between all parties that share the use.

Set down a private driveway servicing only three properties, there is a shingle parking area set behind a five bar gate. To the front of the parking area there is low level hedging meaning you can really take in the first of the field views.

Composite entrance door to:

ENTRANCE PORCH

Tiled flooring, radiator, built in cloak and boot storage cupboard, smooth ceiling with recessed spotlighting, door to:

OPEN PLAN KITCHEN/SITTING/DINING ROOM

22' 11" x 21' 7" (6.99m x 6.58m) Stepping inside this wonderful space, there is a fitted range of 'farmhouse style' base level cabinets with a wonderful cream colour with contrasting real wood work surfaces with built in breakfast bar and matching island. There is an inset one and a half bowl sink and drainer unit with mixer tap, inset induction hob, glass splash-backs and an extractor fan above. To one corner of the kitchen you find the electric eye level double oven, integrated slimline dishwasher and space provided for a washing machine and 'American' style fridge/freezer. This open plan room has a triple aspect and is truly the heart of the home with space for snug seating and a dining table, underfloor heating throughout the extended area which paired with the multi-fuel burner situated to one corner, has created a cosy space to entertain. There are full height uPVC double glazed windows and French doors to rear and a skylight lantern for added light with recessed spotlighting and an opening to:

INNER HALL

Wood flooring, radiator, stairs to first floor landing, built in airing cupboard, smooth ceiling, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, panelled bath with mixer tap and a thermostatically controlled rainfall shower with glazed screen, aqua-board splash-backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling.

SITTING ROOM

16' x 11' 11" (4.88m x 3.63m) Feature exposed brickwork fireplace with inset wood-fuel burner and timber mantle, wood flooring, radiator, uPVC double glazed window to front, television point, smooth ceiling, door to:

STUDY

6' 2" x 5' 8" (1.88m x 1.73m) Tiled flooring, radiator, uPVC double glazed windows to front and side x3, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, doors to:

DOUBLE BEDROOM

13' 1" x 10' (3.99m x 3.05m) Feature period fireplace, fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

16' 2" x 12' 4" Max. (4.93m x 3.76m) Feature period fireplace, fitted carpet, radiator, uPVC double glazed window to front, built in single and double wardrobe, telephone point, smooth ceiling with loft access hatch, door to:

EN SUITE SHOWER ROOM

Three piece suite comprising low level W.C., wall mounted hand wash basin with storage cupboard under, shower cubicle with thermostatically controlled shower and aqua-board splash-backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with extractor fan.

DOUBLE BEDROOM

16' 11" x 10' 9" Max. (5.16m x 3.28m) Fitted carpet, radiator, uPVC double glazed windows to front, side and rear, smooth ceiling with loft access hatch, door to:

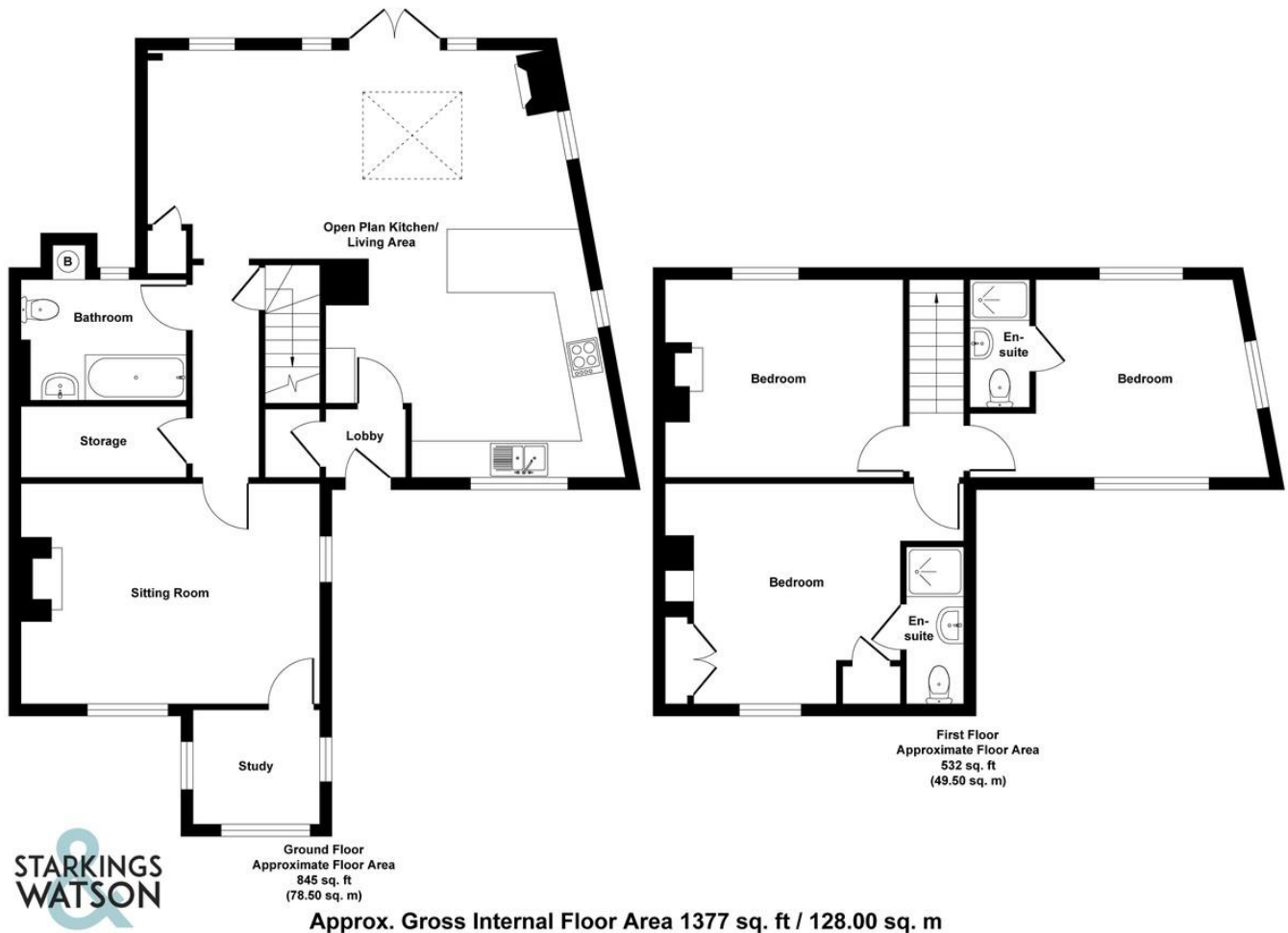
EN SUITE SHOWER ROOM

Three piece suite comprising low level W.C., wall mounted hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash-backs, click flooring, heated towel rail, extractor fan, smooth ceiling with spotlighting.

OUTSIDE

The rear gardens are an entertainers paradise with a fantastic BBQ area with decking underfoot. There is a patio that extends from the property and a footpath that provides access to the lawn, planted areas and potential allotment / orchard which is located near the rear boundary. A green fingered purchaser has ample scope to make the already established gardens their own.





Approx. Gross Internal Floor Area 1377 sq. ft / 128.00 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 and 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

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