

STATION ROAD

# Kimberley, Wymondham NR18 9HB

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



20:22

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# STARKINGS & WATSON

- Semi-Detached Home
- 32' Static Caravan with Heating
- Scope to Remodel, Extend & Modernise (stp)
- Sitting Room & Kitchen/Dining Room
- Utility with Door to Garden
- Field Views to Front
- Sought After Position in Kimberley
- Ample Parking and Gardens

### IN SUMMARY

STUNNING VIEWS TO FRONT and a generous plot spanning approximately 0.2 ACRES (stms). With the property positioned in almost the middle of the plot, there is a GENEROUS PARKING AREA to front and the rear garden is large enough to accommodate a 32' x 12' static caravan without losing much space to entertain. Stepping inside, the hallway houses the STAIRS to the first floor with STORAGE SPACE underneath and a BUILT-IN CUPBOARD. Both the SITTING ROOM and KITCHEN/DINING ROOM are a similar size as they run the DEPTH of the building with a UTILITY ROOM off the kitchen. Upstairs THREE BEDROOMS are accessed off landing and a FAMILY BATHROOM with THREE PIECE SUITE.

### SETTING THE SCENE

Set back from the road and approached via a generous driveway and front garden. This semi-detached ex-local authority home has a fantastic plot of which some is hidden away behind timber gates. Access is provided to the main property via a uPVC double glazed door approached via the driveway.

### THE GRAND TOUR

With unrivalled scope to modernise, refurbish or extend - this family home has a functional entrance hall with doors leading to both the sitting room and kitchen/dining room, stairs to the first floor with under stair storage space and a separate built-in storage cupboard. As the connecting hallways to almost all the accommodation, wood effect flooring has been installed underfoot which is for ease when cleaning. This flooring runs into the kitchen/dining room which has ample space for a dining table and enjoys a fantastic view to front over fields. There are wall and base level cabinets for kitchen storage and a stable door into the utility room which has space for white goods and floor standing laundry holders when the English weather doesn't allow for drying on a washing line! The sitting room with an open fire has an even better view over the fields to front and with French doors to the rear garden where there is wonderful natural lighting to this space. Upstairs, the landing has two built-in storage cupboards and a window facing to the rear with carpet running to two of the double bedrooms. The third bedroom has underlay in place and is ready for carpeting. The family bathroom has been refurbished with a modern three piece suite, tiled splash-backs and a glazed shower screen preventing the thermostatically controlled shower from spilling onto the wood effect flooring.



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**Disclaimer:** 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.

Price:



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### THE GREAT OUTDOORS

As you enter the rear gardens there is a patio which extends from the main property running from the Sitting room to in line with the end of the utility which is ample room for a garden furniture set. This would also make an excellent footprint for a room should you chose to extend (stp). There is an artificial lawn which acts as a pathway to the static caravan accommodation which is in the rear garden and spans a whopping 32' x 12' - with a sitting/kitchen/dining room, shower room, W.C and three bedrooms inside. There is a natural lawn which makes up a large portion of the remaining garden with an area separated off for a vegetable patch and with space for storage sheds to be added if required. The gardens are kept private with a range of brick work, fencing and hedging at the boundaries.

### OUT & ABOUT

The village of Kimberley is positioned around 3 miles north west of Wymondham and enjoys panoramic field views from nearly every home in the village. The Kimberley Park Railway Station is on the Mid-Norfolk Railway and runs between Dereham and Wymondham where you can find a wide range of amenities, shops and schooling.

### FIND US

Postcode : NR18 9HB

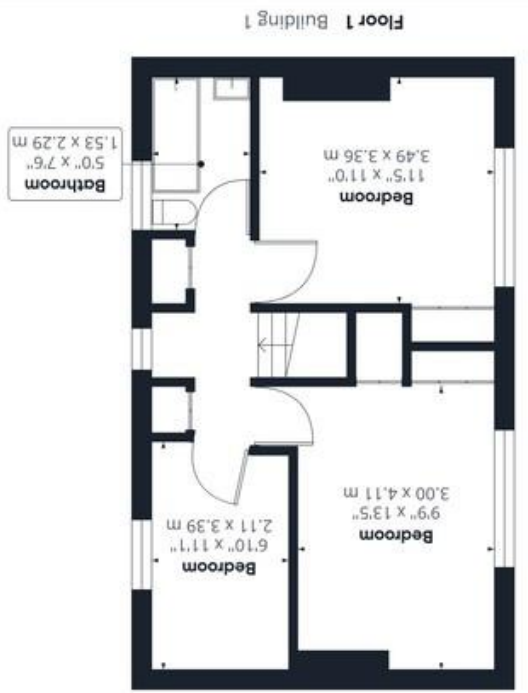
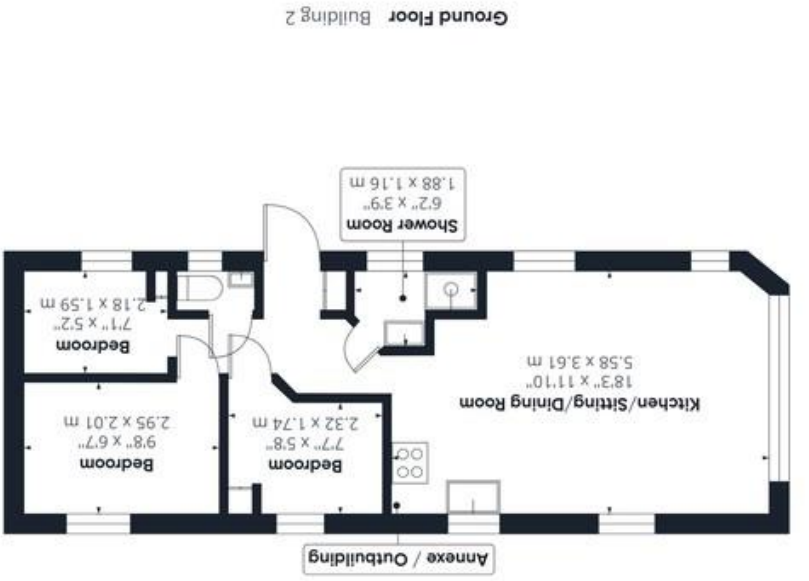
What3Words : ///prayers.sling.goodbyes

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The property is on a septic tank which services both the main house and the 32' static caravan in the rear garden.



**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom  
8.26 ft²  
0.77 m²

Approximate total area (1)  
1437.84 ft²  
133.58 m²

