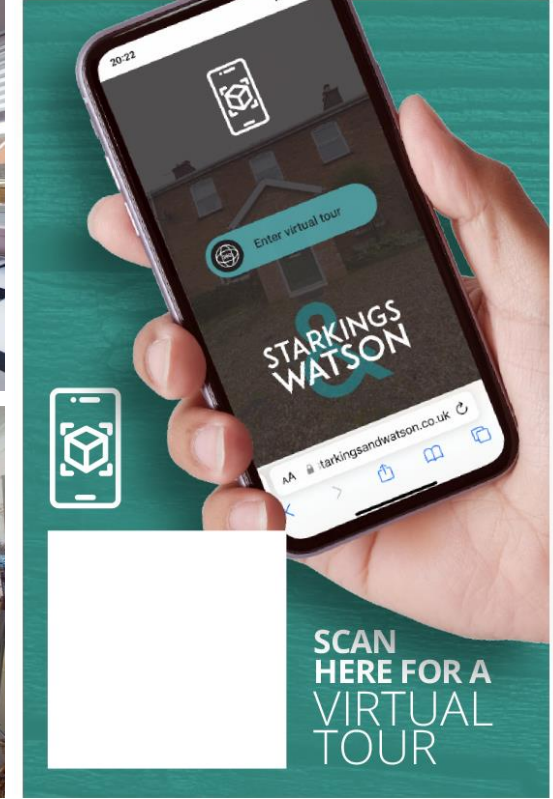


BLACKTHORN ROAD Wymondham NR18 0PY

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

- Semi-Detached Home
- Well Appointed Accommodation
- Sought After Market Town
- Fitted Kitchen with Dining Area
- Built-in Shutters on Windows
- Three Bedrooms
- Landscaped Garden with Decking
- Garage & Off Road Parking

IN SUMMARY

TUCKED AWAY! This semi-detached home is presented in MOVE-IN CONDITION with fantastic additions to the ACCOMMODATION and PLOT which include BUILT-IN SHUTTERS, a high gloss fitted kitchen and to rear, an area of decking which spans 25' across the REAR GARDEN. There is a SITTING ROOM, entrance hall, GROUND FLOOR CLOAKROOM and KITCHEN/DINING ROOM with a personnel door to the GARAGE. Upstairs, a family bathroom, TWO DOUBLE BEDROOMS and a THIRD BEDROOM which would make a perfect HOME OFFICE or NURSERY. The rear garden is laid to lawn with a TIMBER SHED and the aforementioned decking with space for garden furniture.

SETTING THE SCENE

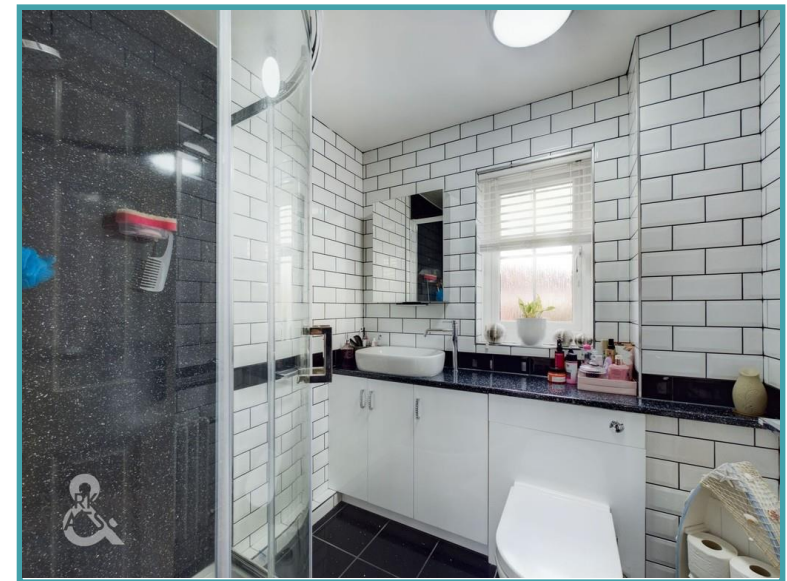
This well-appointed home is hidden from view when driving along Blackthorn Road in a small courtyard area. Passing through the two brick pillars at the entrance, which opens up to a parking/turning area which is exclusively for the five properties which share it. Access is provided to the main property and garage.

THE GRAND TOUR

Once inside, there is coat and shoe storage space to the left and straight ahead the stairs which lead to the first floor which are finished with a lovely fitted carpet. The hallway however has a hard wearing wood effect flooring which continues in the sitting room. The cloakroom however on your left hand side has a vinyl flooring and further tiling for splash-backs and an obscure glazed window for natural light when using the two piece suite. The sitting room has built-in storage and shutters over the windows which are a wonderful alternative to curtains or blinds. There is space for a fireplace and space left for soft furnishings and an entertainment unit which does not restrict the access to the kitchen/dining room. This room is equally well presented and furnished with quality fixtures, fittings and integrated cooking appliances. White goods can be stored under counter or in the adjacent single garage. Upstairs, all three bedrooms lead from the landing along with a family bathroom. Two of the bedrooms are double and the third is large enough for use as a nursery or home office. The bathroom has a three piece suite with aquaboard and tile walls paired with tiling underfoot which works well together.

THE GREAT OUTDOORS

The south facing rear garden is a real sun trap! As you enter the garden through the dining room French doors, you step onto the decking which runs across the back of the property and garage creating a great entertaining space. There is an opening which leads to the lawn which takes up the rest of the garden



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except for the plum slate border which has been planted. The garden is enclosed with timber panelled fencing.

OUT & ABOUT

The property is located in the market town of Wymondham, and within close proximity 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 train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

FIND US

Postcode : NR18 0PY

What3Words : ///opera.golden.approach

VIRTUAL TOUR

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

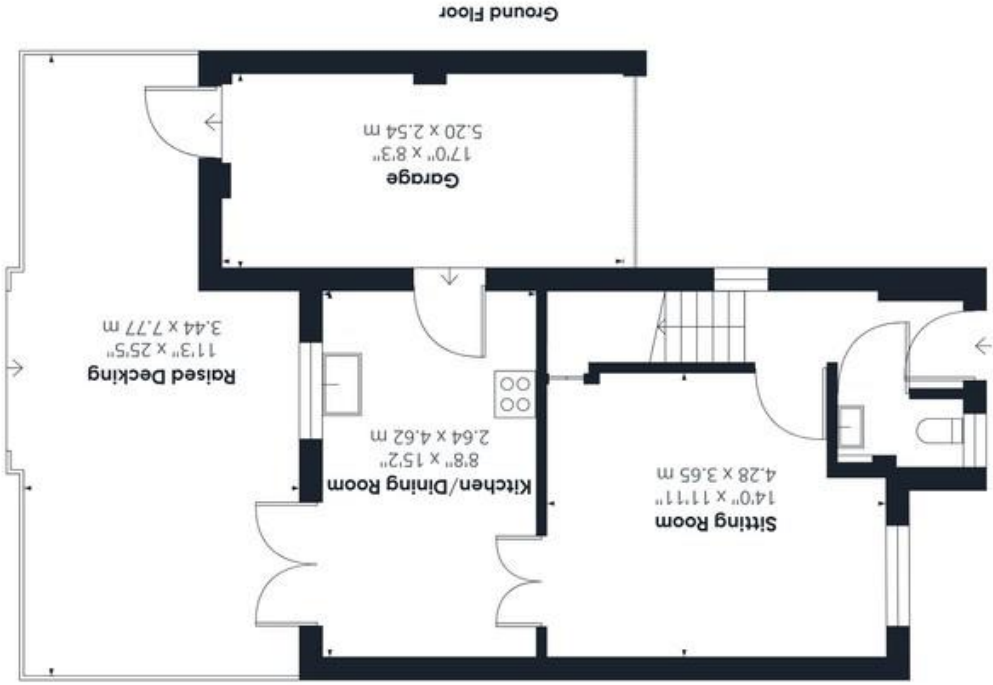
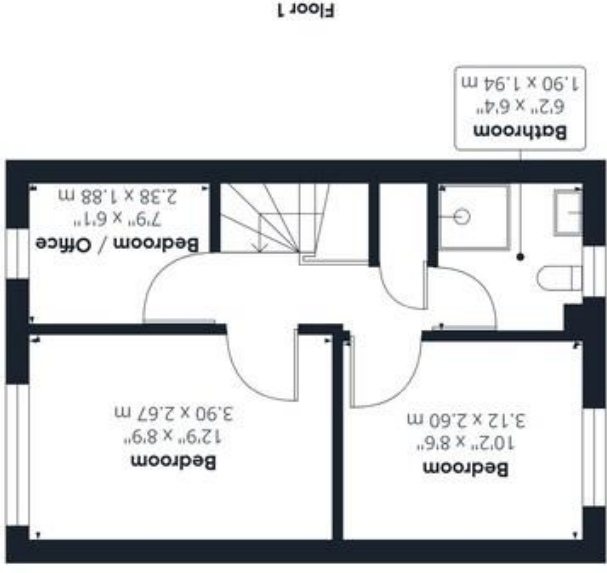
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
855.27 ft²
79.46 m²