

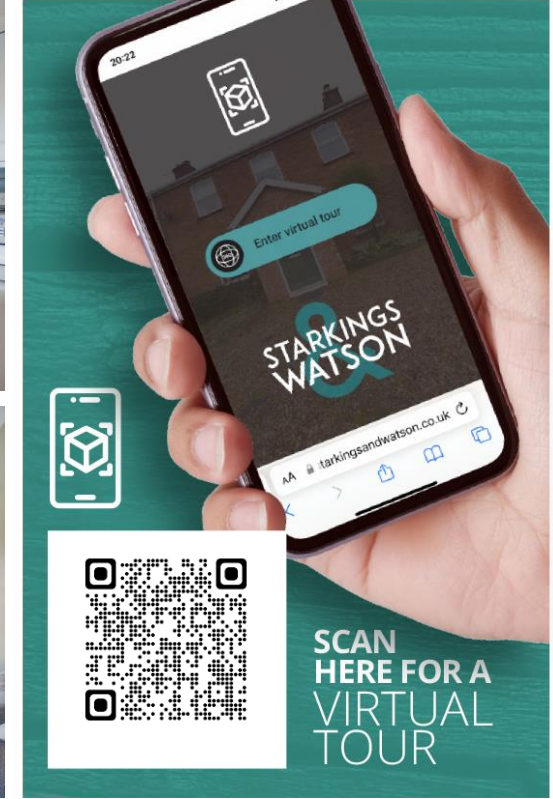
JECKYLL ROAD

# Wymondham NR18 0GD

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Family Home in Wymondham
- Well Serviced Market Town
- Kitchen/Dining Room with Utility Room
- 20' Sitting Room with Dual Aspect
- Bathroom, En Suite & W.C
- Four Bedrooms
- Landscaped Gardens to Rear
- Garage & Parking to Front

#### IN SUMMARY

MOTIVATED VENDORS. The property is situated on a SOUGHT-AFTER DEVELOPMENT which is positioned with excellent access to the A47 by heading through HETHERSETT, the amenities available within Wymondham and the A11. With almost 1000 Sq. ft (stms) of accommodation presented in SHOW HOME CONDITION, the 20' KITCHEN/DINING ROOM adjoins a UTILITY ROOM, there is also a CLOAKROOM, entrance hall and SITTING ROOM to the ground floor. Upstairs, FOUR BEDROOMS lead from the landing of which THREE are DOUBLE, and the single could be used HOME OFFICE if required. The property has SOLAR PANELS, gardens to rear, PLENTY OF PARKING to front and with a SINGLE GARAGE for additional parking or storage.

#### SETTING THE SCENE

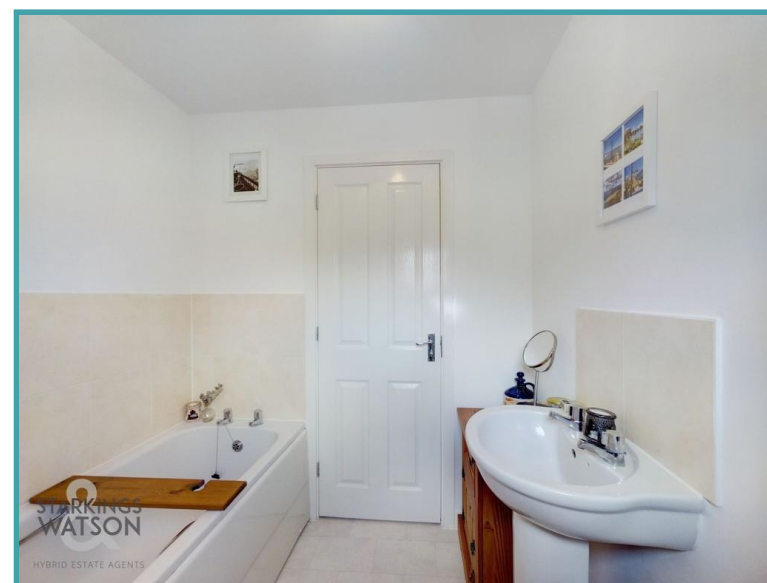
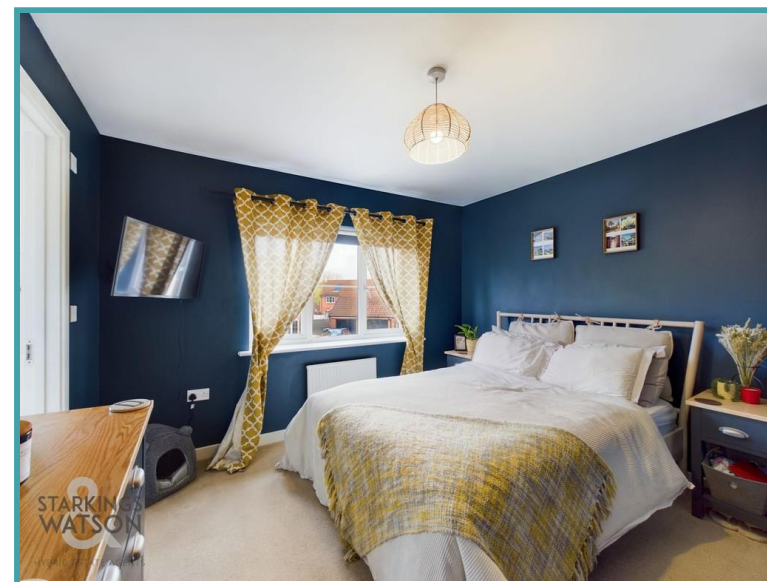
The property is set back from the road with a brick-weave driveway leading to the garage and the rear garden. Adjacent, additional parking has been created with shingle underfoot and a hard-standing pathway leads to the front door.

#### THE GRAND TOUR

Once inside there is hard wearing flooring underfoot which is perfect for a high traffic area. There are doors to the cloakroom, sitting room and kitchen/dining room. Straight ahead, there is a built-in storage cupboard and the stairs which provide access to the first floor. The cloakroom has a two-piece suite with low-level W.C and wall mounted hand wash basin with a contemporary hexagonal splash-back. The kitchen/dining room includes integrated cooking appliances and a dishwasher, with space left for an 'American' style fridge freezer. When purchased, the kitchen was upgraded with higher specification cabinets and work-surfaces - this continues into the utility room where space is left for remaining white goods. The sitting room has a dual aspect with windows to front and French doors to the rear garden. All bedrooms are on the first floor, connecting directly to the landing and all finished with fitted carpets underfoot. The main bedroom has an en suite shower room which is finished with a three-piece suite and vinyl flooring underfoot. The bathroom has a matching vinyl flooring with a bath, basin and W.C.

#### THE GREAT OUTDOORS

The rear garden has a patio which extends from the main property creating an area perfect for entertaining. There is a lawn with space for activities and taking in the south sun. Timber panel fencing runs along all boundaries and there is gated access to front.



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#### 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 0GD

What3Words : ///lifts.kitchen.threading

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge in the region of £161.90 in payable for communal maintenance of the development. There are also solar panels which produce electricity.

**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<sup>(1)</sup>  
990.92 ft<sup>2</sup>  
92.06 m<sup>2</sup>