

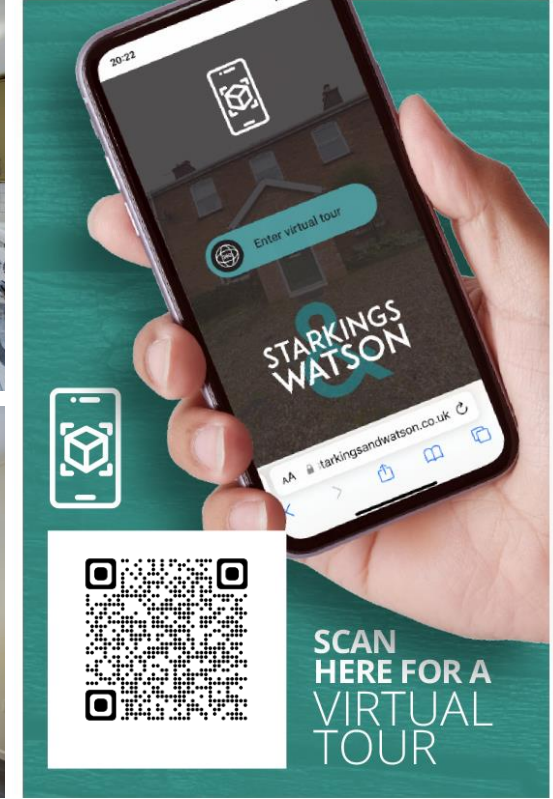
BRAMBLE WAY

Wymondham NR18 0UN

Freehold | Energy Efficiency Rating : D

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

FOR SALE  
PROPERTY



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STARKINGS  
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- Detached Family Home
- Rarely Available Position
- Kitchen Installed in 2023
- Sitting Room, Study and Dining Area
- Four Bedrooms & Study/Home Office
- En Suite, Bathroom and W/C
- Non Overlooked Gardens to Rear
- Driveway Parking & Double Garage

### IN SUMMARY

DETACHED FAMILY HOME tucked away position with a FANTASTIC FLOW to the accommodation and with a NEW KITCHEN installed less than a MONTH BEFORE LISTING. Stepping inside, a DECEPTIVELY SPACIOUS HALL connects all the ground floor accommodation. There is a SITTING ROOM with BAY WINDOW, dining area adjacent to the KITCHEN, utility/laundry room, ground floor DOUBLE BEDROOM which could be a HOME OFFICE if required and a cloakroom. Upstairs, there are stairs leading to the first floor GALLERIED LANDING. At the top of the stairs, there are FOUR BEDROOMS of which the main bedroom has an EN SUITE SHOWER ROOM and a FAMILY BATHROOM. Parking is provided to front of the DOUBLE GARAGE, gated access then leads to the REAR GARDEN which has a NON-OVERLOOKED ASPECT to rear.

### SETTING THE SCENE

Set back from the road, very close to the Bramble Way Play Area, this home is approached via a driveway which services only this property and one other. There is a communal turning area and parking

provided for multiple vehicles whilst additional parking has been created by the vendor. Steps take you down to the front door where there is gated access to the side which leads to the rear garden.

### THE GRAND TOUR

Wood effect flooring runs throughout the hallway which can be high traffic as it connects to all the ground floor accommodation and houses the stairs which lead to the first floor. There are doors leading in to the kitchen, dining area, ground floor bedroom/study, cloakroom and sitting room. Stepping to the left, there is a sitting room with bay window and dual aspect with a gas fire recessed into a marble hearth. Sliding patio doors lead to rear and double Bifolding doors take you into the dining area. The adjacent kitchen has base level and some wall mounted cupboards, integrated fridge/freezer and dishwasher which are included in the sale. Space for all other white goods has been created in the utility room and there is further space for the rangemaster style cooker. The cloakroom has a two-piece suite and there is potential to add a shower room off the ground floor bedroom if required for a self-contained annexe. Upstairs, the gallery landing has fitted carpet underfoot with access provided to all rooms which include a family bathroom and four double bedrooms. The only room not accessed directly from the landing is the en suite shower room which has been updated recently.



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### THE GREAT OUTDOORS

Stepping out of the sliding patio doors in the sitting room, the patio extends from the property and runs along the width of the plot. It becomes a pathway which connects to the garage, utility room and through a timber gate to the frontage. There is an area of lawn, a concrete pad to one corner for a shed and a flower bed which has been shaped around the lawn.

### 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 0UN

What3Words : ///sometimes.sounds.tissue

### VIRTUAL TOUR

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

### AGENTS NOTE

Beyond the rear boundary and on the opposite side of Browick Road there is a commercial estate meaning that this property is non overlooked to the rear. All buyers are to speak with our office before arranging or travelling to a viewing for full information about the property and its boundaries.

**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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Floor 1 Building 1



Ground Floor Building 1



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 bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1413.45 ft<sup>2</sup>  
131.31 m<sup>2</sup>  
Reduced bedroom  
1.69 ft<sup>2</sup>  
0.16 m<sup>2</sup>