

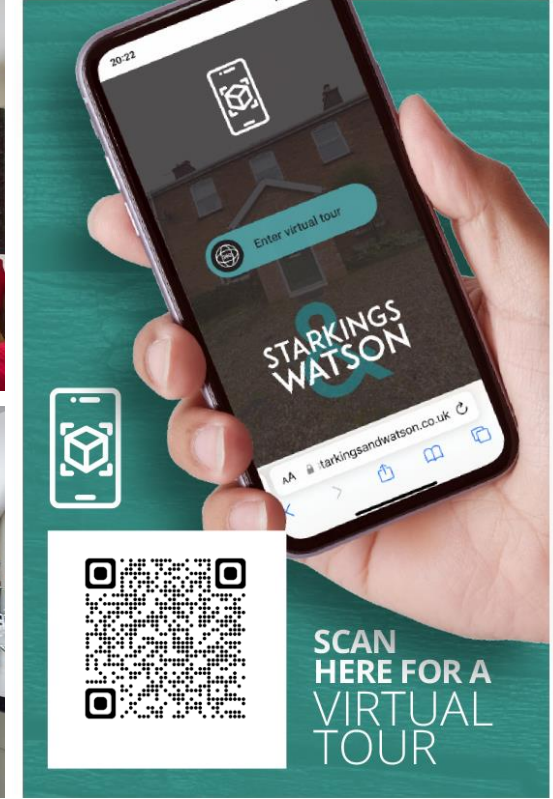
NORWICH ROAD

Wymondham NR18 0SZ

Freehold | Energy Efficiency Rating : TBC

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

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- Substantial Detached Family Home
- Extended Layout with Annexe Potential
- Desirable Location Close to Schools & Amenities
- Open Plan Kitchen & Living Room
- Formal Sitting Room & Family/Cinema Room
- Five Bedrooms
- Integral Garage
- Enclosed & Private Gardens

IN SUMMARY

Extended in 2014 and 2015, this SUBSTANTIAL detached FAMILY HOME occupies a PROMINENT POSITION with over 2600 Sq. ft (stms) of accommodation - incorporating a 40' OPEN PLAN KITCHEN, DINING and LIVING SPACE in the centre. With a MIX of PERIOD FEATURES and MODERN EXTENSIONS, the property offers a FLEXIBLE HOME with ANNEXE POTENTIAL ideal for MULTI-GENERATIONAL LIVING, or is perfect for home working or a LIVING SPACE to include a CINEMA ROOM. The hall entrance leads straight into the OPEN PLAN KITCHEN/LIVING SPACE with a CENTRAL ISLAND, along with a WOOD BURNER. Doors lead off into the BAY FRONTED SITTING ROOM, orangery, and the UTILITY ROOM - creating a link with a separate entrance, leading to a cloakroom, shower room, and the ANNEXE/FAMILY ROOM which currently offers a home cinema space. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with a further single bedroom, en suite to the main bedroom, and family bathroom. A SOUTH EAST facing garden can be found to rear.

SETTING THE SCENE

With a timber five bar gate opening to a block paved and shingle driveway, mature hedging screens the property from the road, with access leading to the main property and integral garage. Norwich Road is perfectly situated within walking distance to the Town Centre, close to the A11 and

Wymondham High Academy.

THE GRAND TOUR

Heading inside, the hall entrance offers Karndean flooring and hand crafted stairs in a period style, with storage under. Feature wall paper to one side creates a bright and inviting feel, whilst a glazed door leads straight into the living space. Having undergone extensive works, the heart of the home is this central open plan room incorporating kitchen, dining and family space. Starting with the kitchen, a contrasting two tone range of units can be found along with a central island with curved cupboards. A matching dresser style unit offers further storage with glazed cabinets, whilst a Neff electric induction hob, microwave combination and electric oven, and wine fridge are integrated, along with a fridge/freezer and dishwasher. Wood flooring runs throughout and into the dining space, with the sitting area to the far end, centred around a feature fire place and Contemporary Style wood burner. Double doors lead into the orangery, with French doors leading onto the decking, and a vaulted ceiling with recessed spot lights. The bay fronted sitting room sits to the front of the property, also with Karndean flooring and a feature period style fire place. The utility room creates a link between the main property and potential annexe, with a door to the rear garden and the courtyard which allows for independent access from the front drive. The utility room offers space for laundry appliances, with a cloakroom and walk-in shower room also leading off - with tiled splash backs and a rainfall shower. The main family/annexe room sits at the far end, with a vaulted ceiling, bespoke handmade built in bookshelf and storage unit, velux windows and further door to the courtyard. Heading up, the main bedroom is a great size with a modern range of built-in bedroom furniture, window to front, and spacious en suite including a walk-in double shower with a rainfall shower head and heated towel rail. The period style family bathroom is next door with a rolled top bath, separate



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shower and timber panelled splash backs. The other three double bedrooms all include built-in storage, with the fifth bedroom being a single or study.

THE GREAT OUTDOORS

To the outside, the main garden benefits from the south sun, with a timber decked seating area and pergola above, and adjacent patio seating area. The garden is mainly laid to lawn with a full range of well stocked flower beds enclosed within timber panelled fencing. A timber shed offers storage, whilst gated access leads to the front and rear giving access to Vimy Drive. A courtyard garden can be found between the utility and side boundary, an ideal sun trap, but also a private space should an annexe be required. Integral to the house, a single garage can be found with an electric door to front, power and lighting.

OUT & ABOUT

The property is located in the market town of Wymondham, and within walking 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.

FIND US

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What3Words : ///editor.belonged.supposing

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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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.

(1) Excluding balconies and terraces

Approximate total area (1)
 2621.73 ft²
 243.57 m²

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