

GREENLAND AVENUE

**Wymondham NR18 0ER**

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**  
**WATSON**

- Detached Bungalow
- Just Under 1300 Sq. ft (stms)
- Close to Amenities in Wymondham
- Sitting Room, Dining Room & Conservatory
- Four Bedrooms with En Suite to Main
- Wonderful Plot, Fully Landscaped
- Non-Overlooked Rear Aspect
- Garage & Parking to Front

#### IN SUMMARY

VENDORS HAVE FOUND a new home which has NO CHAIN. This deceptively spacious BUNGALOW which is CLOSE TO AMENITIES offers close to 1300 Sq. ft (stms) of accommodation - ALL ON ONE LEVEL. Presented in IMMACULATE ORDER, the SITTING ROOM, dining room, CONSERVATORY and a KITCHEN/BREAKFAST ROOM act as spaces to entertain. There are FOUR BEDROOMS of which one is currently used as a WALK-IN WARDROBE, and one has an EN SUITE SHOWER ROOM. The remaining rooms include the FAMILY BATHROOM with a re-fitted bathroom suite and the UTILITY ROOM which has a door straight into the REAR GARDEN. Ample parking is provided to front, LANDSCAPED GARDENS to rear and a SINGLE GARAGE.

#### SETTING THE SCENE

Set behind a high level hedge and brick wall, the property has a generous shingle driveway providing off road parking for multiple vehicles with some planted trees and shrubbery. There is access alongside the property to the garage and a gate to the

rear garden, and a hard standing area is located just outside the front door.

#### THE GRAND TOUR

Once inside, there is recessed matting in the hall which leads to fitted carpet and the built-in storage cupboards straight ahead. A bathroom with three piece suite including a panelled bath with shower above and screen is on the right hand side. As you continue round, there is the first of the double bedrooms which is currently used as an additional snug/seating area. Two bedrooms then sit between this room and the main bedroom which has an en-suite shower room and a window facing to the rear. The en-suite has a re-fitted shower which is thermostatically controlled and obscure glazed window to rear. The kitchen has a built-in breakfast bar, dishwasher, fridge, double oven with plenty of cabinet space still in place. The utility room has matching cupboards, space for a fridge/freezer, cupboard housing the Worcester central heating boiler and electric fuse box. The dining room offers a fitted carpet, arched opening to sitting room with a sliding door to the conservatory.

#### THE GREAT OUTDOORS

Stepping out of the French doors in the conservatory, there is a gated storage area beside an Indian sandstone patio which is shaped and turns into a footpath connecting to the garage. There is a generous lawn and flower beds around the lawn with trees, shrubbery and various plantings. To one corner there is a timber shed with artificial lawn and



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the garage itself has power and light with a personnel door to rear.

#### 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

Postcode : NR18 0ER

What3Words : ///bathtubs.leotard.purist

#### 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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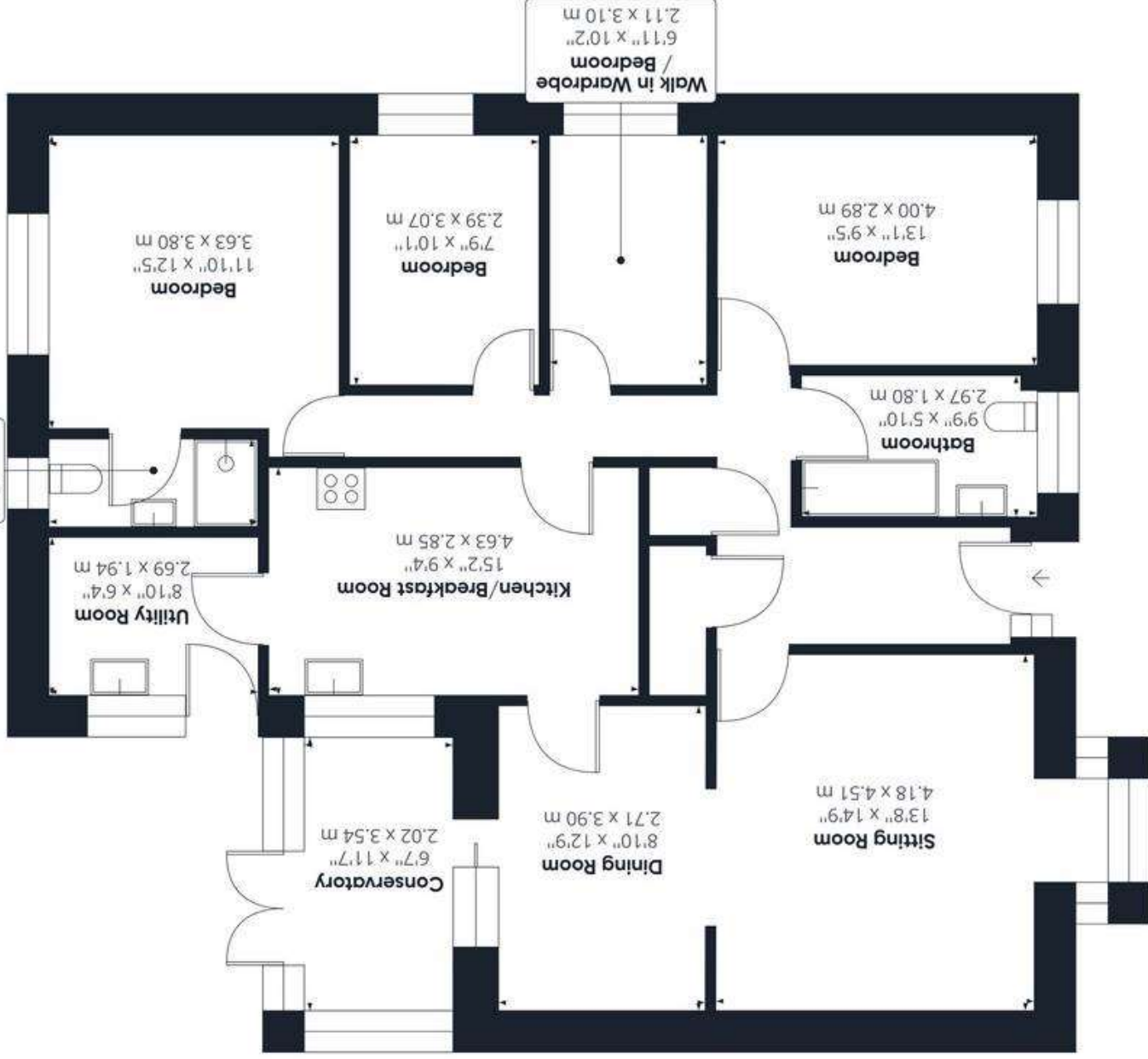
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Approximate total area <sup>(1)</sup>

1299.61 ft<sup>2</sup>

120.74 m<sup>2</sup>

En Suite  
 Shower Room  
 8'10" x 3'6"  
 2.70 x 1.08 m



(1) Excluding balconies and terraces

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.