

SPINDLE CLOSE

# Wymondham NR18 0UL

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

- Motivated Vendors
- Semi-Detached Home
- Well Serviced Market Town
- Kitchen, Dining & Sitting Rooms
- Three Bedrooms with Wardrobes
- Garden with Patio & Lawn
- Non Overlooked Rear Aspect
- Parking for Multiple Vehicles

#### IN SUMMARY

MOTIVATED VENDORS! Occupying a CUL-DE-SAC LOCATION in the well serviced MARKET TOWN OF WYMONDHAM, this family home has MODERN FIXTURES & FITTINGS and a NON OVERLOOKED REAR ASPECT. With a porch entrance, SITTING ROOM, cloakroom, DINING ROOM which opens to the FARMHOUSE STLYE KITCHEN with real wood worksurfaces. Upstairs, all THREE BEDROOMS lead from the landing and have BUILT IN WARDROBES with a REFITTED BATHROOM SUITE. There is PARKING for multiple vehicles, a TIMBER STORAGE SHED and lawned garden as some of the EXTERNAL FEATURES.

#### SETTING THE SCENE

The property is positioned on a corner with an area of lawn to front and space for potted plantings. There is a hardstanding driveway providing off-road parking for two vehicles with a timber shed. Alongside the parking, there is a plum slated area and there is a timber gate to the rear garden.

#### THE GRAND TOUR

Stepping inside, there is a porch entrance with engineered wood flooring underfoot, a door on the right hand side takes you into the cloakroom and straight-ahead the sitting room. With a two-piece suite comprising low-level WC and hand wash basin. Continuing into the sitting room there are two windows to front for natural light, stairs which lead to the first floor with storage cupboard under and a door into the dining room. With matching flooring, the dining room is a great place to entertain with French doors leading to the rear garden and an opening to the kitchen which has a farmhouse style cabinet. Upstairs three bedrooms lead from the landing, all of which have built in wardrobes and fitted carpets. The adjacent family bathroom has been recently refurbished with a walk-in shower running wall-to-wall with a twin head thermostatically controlled rainfall shower, and there is a low-level WC with hidden cistern and hand wash basin recessed into a vanity unit and fully tiled walls.

#### THE GREAT OUTDOORS

The rear garden has a tree lined aspect beyond the rear boundary with a fencing to both sides. There is an area of flower bedding with a lawn and stepping stone pathway connecting from the block paved patio area to the timber storage shed. There is an additional timber storage shed which faces to the front which can be accessed through the side gate.



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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 0UL

What3Words : ///name.sporting.pupils

#### 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:

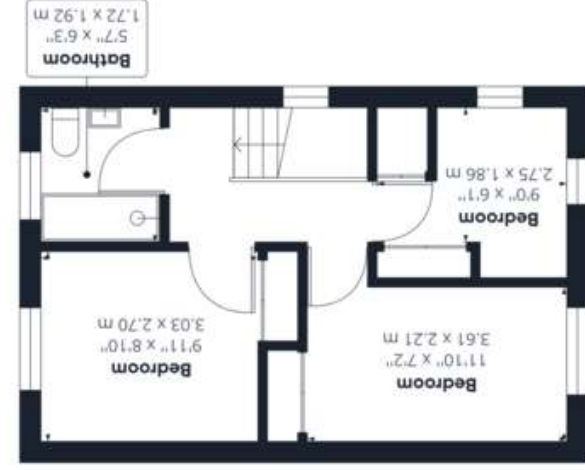


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 738.48 ft<sup>2</sup>  
 68.61 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.