

PELARGONIUM DRIVE

Wymondham NR18 0FQ

Freehold | Energy Efficiency Rating : TBC

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
- Overlooking Green Space
- Kitchen/Breakfast Room
- Sitting & Separate Dining Room
- En-suite, Bathroom, W.C & Utility Room
- Four Bedrooms
- Well Serviced Market Town
- Garage & Parking Adjacent

IN SUMMARY

MOTIVATED VENDORS, Occupied since new, this home has been LIVED IN and LOVED as a FAMILY HOME, with MAINTENANCE and DECORATING carried out, allowing a new owner to MOVE STRAIGHT IN. The flexible accommodation is currently arranged with a SITTING ROOM, dining room, and KITCHEN/BREAKFAST ROOM for entertaining. There is a UTILITY ROOM and cloakroom accessed off the ENTRANCE HALL, which houses the stairs to the first floor. At the top of the stairs, the landing leads to FOUR BEDROOMS and a FAMILY BATHROOM, leaving only the EN SUITE SHOWER ROOM connecting to the MAIN BEDROOM. There is GARAGE and PARKING included with a PRIVATE GARDEN.

SETTING THE SCENE

Set back from the road with an area of greenery to front, there is a picket fence running alongside the brick driveway taking you all the way to the front door. Adjacent to the property there is an area for multiple vehicles and garage with adjacent gate to the rear garden.

THE GRAND TOUR

Stepping inside this wonderful family home, there is recessed matting with a low level storage cupboard which runs under the stairs. Fitted carpet can be found underfoot for the rest of the hall, which continues into the sitting room and dining room. To the right hand side, a cloakroom can be found with a two piece suite, a heated towel rail and with a window facing to front. The next room to the right hand side is the utility room which has space for a washing machine and tumble dryer under counter, with an inset sink. The kitchen has wood effect flooring with wall and base level cabinets, integrated electric oven with gas hob and extractor fan above. Space has been provided for a dishwasher and fridge freezer, even with room for a breakfast table. The sitting room features a uPVC double glazed window and a set of aluminium sliding patio doors to the garden. Finally at ground level, there is a dining room which has a window facing to front. On the first floor, there are fitted carpets running into all the bedrooms of which three comfortably fit a king-size bed and the fourth could be used as a home office or single bedroom. One of bedrooms has a window facing to front overlooking the green, the remaining three bedrooms face to rear, enjoying garden views. The main bedroom benefits from an en suite and there is a separate family bathroom, both with three piece suites.



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THE GREAT OUTDOORS

Stepping out of the sitting room through the sliding patio door, the rear garden has timber panel fencing at the boundary with an area of lawn, some mature planting and a patio with plenty of space for a garden furniture set. This garden enjoys the south sun throughout the day and has a timber gate providing access to the parking area.

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 0FQ

What3Words : ///outermost.meal.decoder

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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Approximate total area⁽¹⁾
 1075.71 ft²
 99.94 m²

(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.