

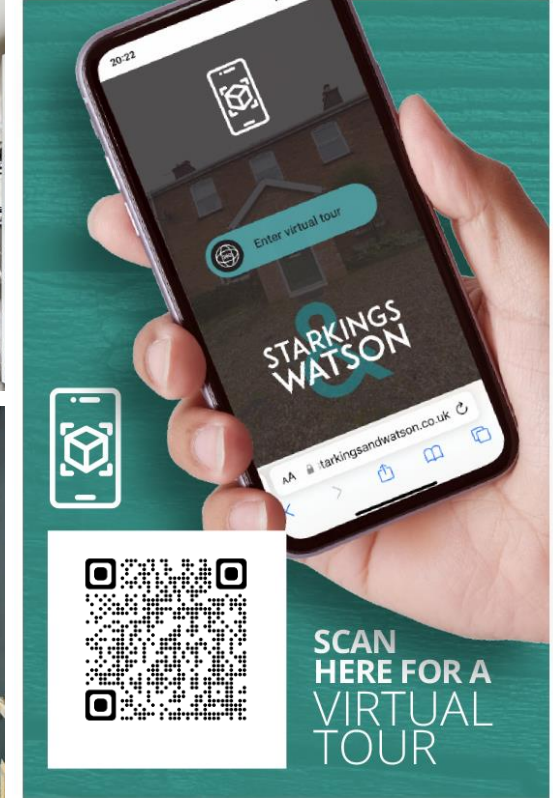
VIMY RIDGE

Wymondham NR18 0PA

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Semi-Detached Home
- Tucked Away Position
- Open Kitchen/Dining Room
- Sitting Room & Conservatory
- Scope to Extend (stp)
- Three Bedrooms with High Ceilings
- Landscaped Gardens
- Off Road Parking & Secure Gate to Rear

IN SUMMARY

With a PERFECT BLEND of CHARACTER and MODERN FINISHES in this semi-detached home, which is TUCKED AWAY on Vimy Ridge with OFF ROAD PARKING to front. An entrance porch leads to the HALL where you find stairs to the first floor, a CLOAKROOM and the door into the KITCHEN. The HANDLELESS KITCHEN is light and works perfectly in CONTRAST to the DINING AREA which has a FEATURE WALL. Both the SITTING ROOM and a GARDEN ROOM lead from this space, whilst also leading to a UTILITY ROOM. Upstairs THREE BEDROOMS lead from the landing and there is a FAMILY BATHROOM. The rear garden has been LANDSCAPED with areas to entertain, a LAWN and timber panel fencing at the boundary.

SETTING THE SCENE

The property is set behind a high level hedge with plenty of parking provided. There are gates which lead to the rear garden and a door into the main accommodation.

THE GRAND TOUR

The first room you enter is the entrance hall which has tiled flooring underfoot and plenty of space for coat and boot storage. An opening leads to the hallway which is finished with period mosaic tiling and with stairs to the first floor landing on the left hand side. The cloakroom which leads from the hall has a two piece suite and window to side. The handleless kitchen is white and finished with a wood effect work-surface. Appliances have been integrated ensuring the rest of the room is open with plenty of space for a dining table. There is a double oven, gas hob with extractor fan, fridge, freezer and dishwasher all built-in. To the right hand side of the dining area there is a snug/sitting room and to the left the conservatory. With a larger than average window to front, the snug/sitting room is flooded with natural light and there is built-in shelving either side of the brick built chimney. With wood effect flooring in the conservatory, a door leads into the utility room. Upstairs, all rooms have fitted carpet underfoot excluding the bathroom which has a low maintenance laminate. The smaller of the bedrooms faces to side, bedroom two overlooks the rear garden and the main bedroom has a view out to Vimy Ridge itself. Both of the double bedrooms have brick built fireplaces with either built in wardrobes or space for them.

THE GREAT OUTDOORS

As you exit the property through the conservatory French doors, there is a generous lawn straight ahead which has been shaped with flower beds. A patio has been positioned for maximum sunlight and vegetable



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patch at the rear boundary. Timber panel fencing secures the property and there is gate to the parking at the front.

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 0PA

What3Words : ///agreement.pure.shifting

VIRTUAL TOUR

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

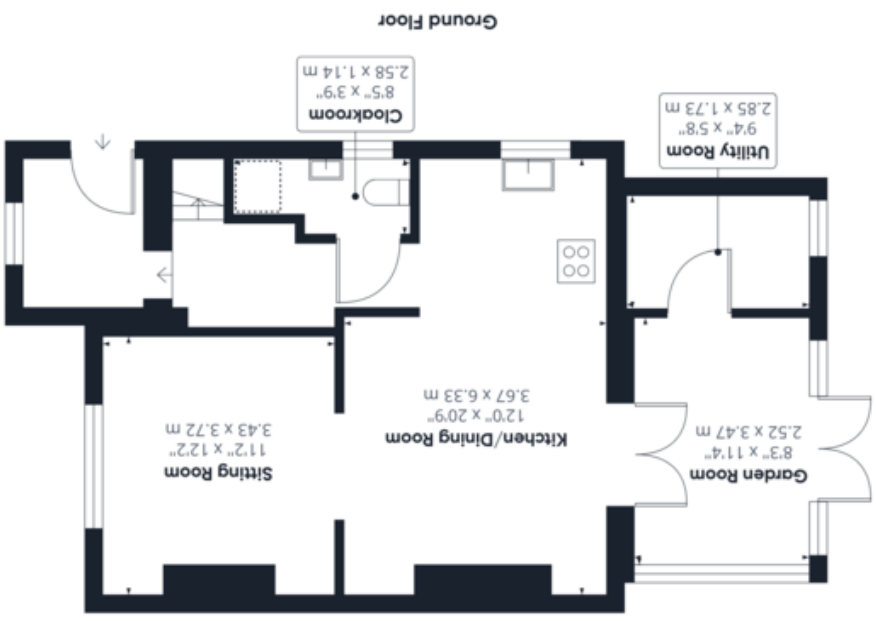
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Price:



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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

Reduced headroom (below 1.5m/4.92ft)

Approximate total area⁽¹⁾

1055.89 ft²
98.10 m²

Reduced headroom

6.11 ft²
0.57 m²