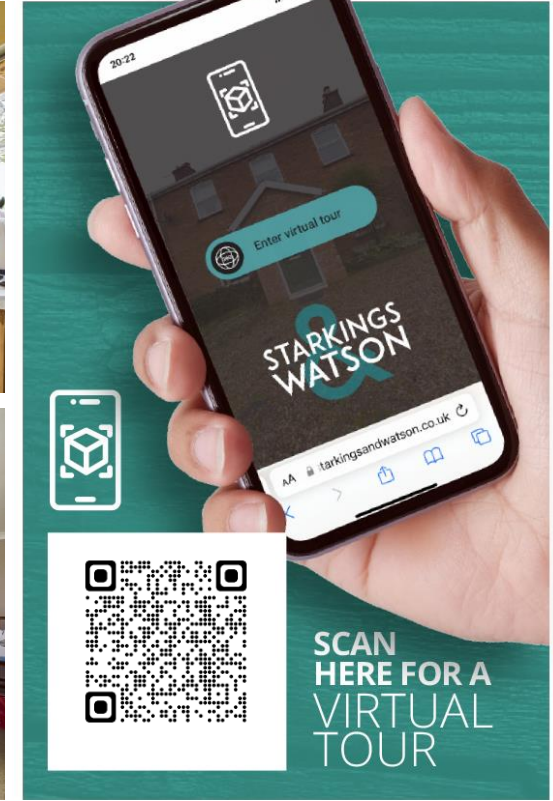


# FUCHSIA COURT Wymondham NR18 0FG

Freehold | Energy Efficiency Rating : C

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
- Potential to Improve & Update
- Parking & Garage
- Low Maintenance Gardens
- Sitting Room & Separate Conservatory
- Hall Entrance & Kitchen
- Three Bedroom
- Family Bathroom & En Suite

### IN SUMMARY

Guide Price £290,000 - £300,000. NO CHAIN! Enjoying a SECLUDED FRONTAGE, the property sits on a sweeping plot with enclosed lawned gardens and an ADJACENT GARAGE with PARKING. With a mainly OPEN PLAN ground floor, this IDEAL FAMILY HOME is now ready for a new occupier to put their mark on the décor, and ELEVATE the PROPERTY to suit their own needs. The accommodation includes a HALL ENTRANCE with W.C, 10' fitted KITCHEN with VIEWS TO SIDE and door to the rear garden. The 20' L-SHAPED SITTING/DINING ROOM includes space for soft furnishing and DINING, extended into the adjacent 12' CONSERVATORY. Upstairs there is THREE BEDROOMS, including the main bedroom with EN SUITE and built in storage, then a further family bathroom which includes a SHOWER over the bath. The GARDENS WRAP AROUND and are LOW MAINTENANCE at present, with HUGE POTENTIAL to landscape or ENJOY the SUNNY ASPECT.

### SETTING THE SCENE

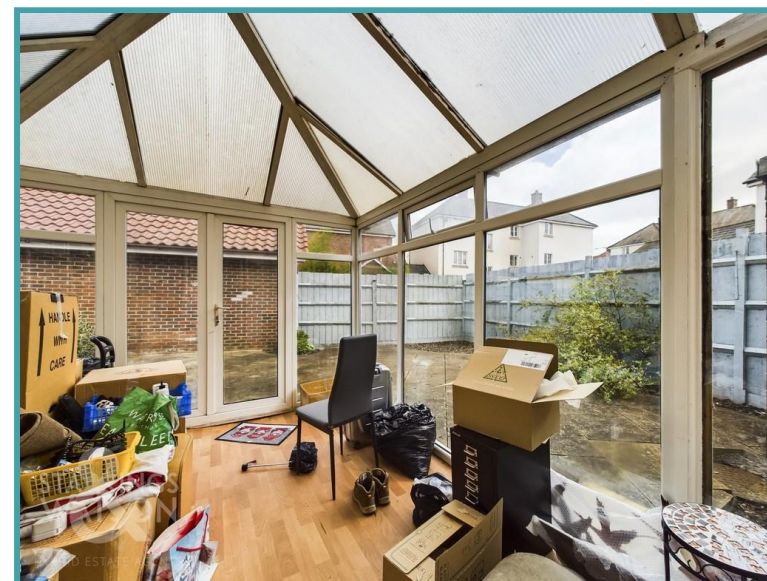
A sweeping lawned frontage is partly enclosed with painted post and rail fencing, making for an attractive frontage. Parking can be found adjacent, with access to the main property, garage and gated rear garden.

### THE GRAND TOUR

Once inside, the hall entrance offers a tiled effect flooring with stairs rising to the first floor with a storage recess under, and a cloakroom adjacent - with a two piece suite and tiled splash backs. The kitchen leads from the entrance hall, with a range of wall and base level units to two sides. The gas hob and electric oven are built-in, with tiled splash backs and space for general white goods. With views over the front cul-de-sac a door leads to the side garden. The sitting room is finished with fitted carpet and is great size - with ample space for large furnishings and a table, or space for a study or play area. Sliding doors take you into the conservatory, a further extension to the living space with garden views. Upstairs, the landing offers a window to front and built-in storage, with doors to the three bedrooms. The main bedroom enjoys an en-suite shower room, with tiled splash backs and tiled effect flooring. The family bathroom offers a three piece suite, tiling and shower over the bath.

### THE GREAT OUTDOORS

The gardens are low maintenance, fully enclosed with timber panelled fencing, and laid to patio. Various planting can be found, along with a timber storage shed.



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### 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 0FG

What3Words : ///cement.beamed.packing

### 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.

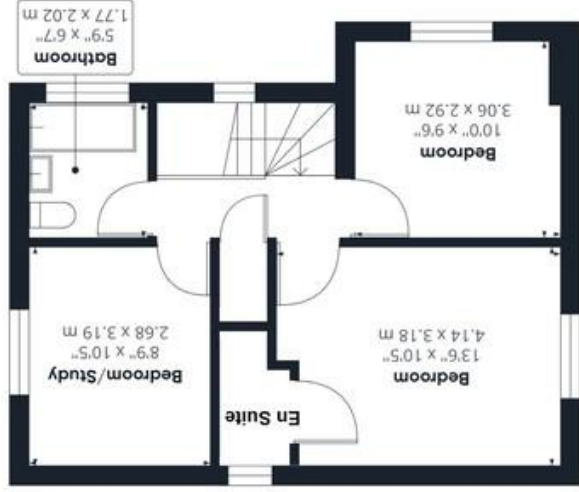
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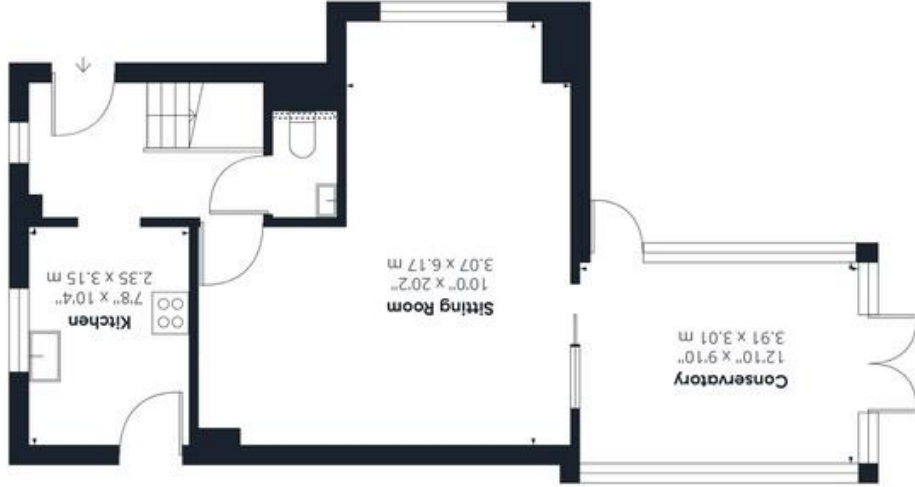
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Floor 1 Building 1



Ground Floor Building 1



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) Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced bedroom  
0.92 ft<sup>2</sup>  
0.09 m<sup>2</sup>

Approximate total area<sup>(1)</sup>  
981.65 ft<sup>2</sup>  
91.20 m<sup>2</sup>