

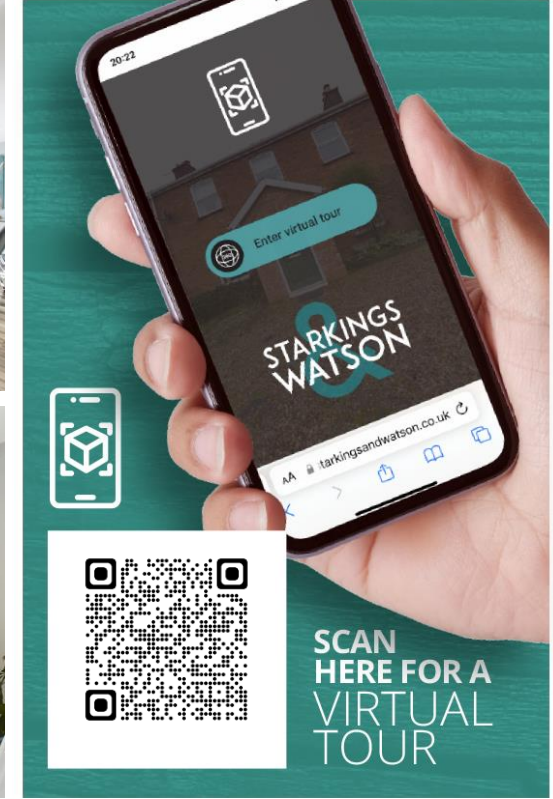
JECKYLL ROAD

Wymondham NR18 0GD

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01953 438838

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- Detached Family Home
- Popular Residential Location
- Opposite Green Space
- Stunning South Facing Garden
- Large Open Plan Kitchen/Dining Room
- Five Bedrooms, En Suite & Bathroom
- Ample Driveway Parking
- Integral Garage with Further Potential

#### IN SUMMARY

Built only 4 years ago, this DETACHED EXECUTIVE STYLE FAMILY HOME offers SOUTH FACING GARDENS, and is located on a POPULAR PERSIMMON HOMES DEVELOPMENT - OPPOSITE GREEN SPACE and presented in IMMACULATE ORDER, ready for a new purchaser to move straight in. Internally the house offers just over 1500 Sq. ft (stms) of accommodation comprising an entrance hallway with W.C, EYE CATCHING SITTING ROOM, large KITCHEN/DINING ROOM to the rear which opens onto the garden. with a separate utility room. Also on the ground floor is the integral garage which has been partially converted. Heading up to the first floor there are FIVE BEDROOMS in total - FOUR DOUBLE BEDROOMS and ONE SINGLE, alongside a family bathroom and EN-SUITE shower room. The rear gardens are BEAUTIFULLY KEPT and SOUTH FACING offering wonderful space for all the family to enjoy.

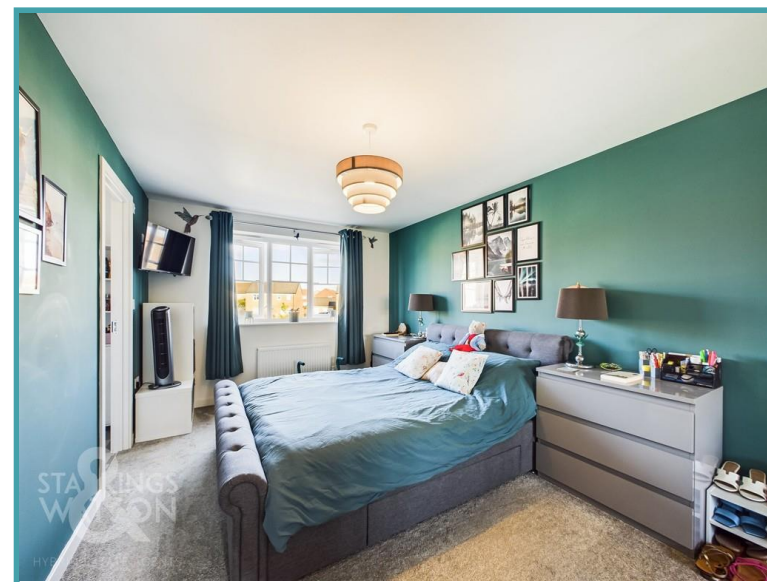
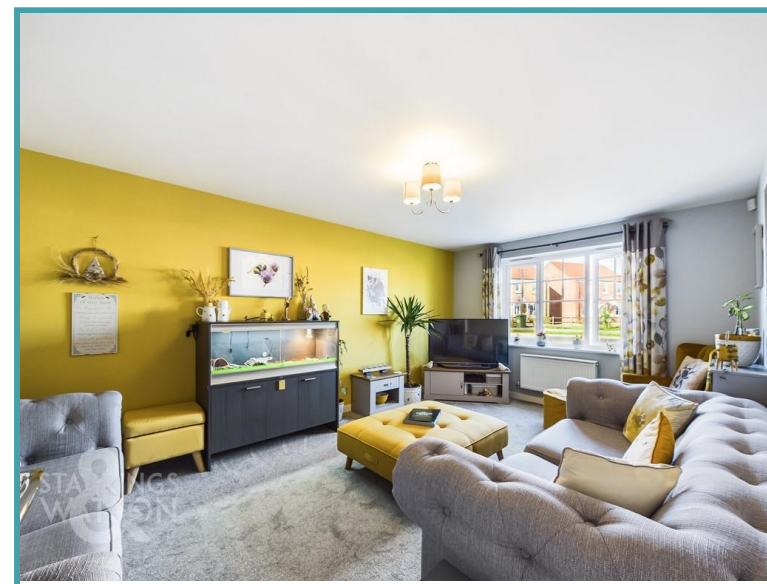
#### SETTING THE SCENE

Approached via a hard standing brick-weave driveway providing ample off road parking for multiple

vehicles, this leads to the main entrance door to the front as well as the integral single garage.

#### THE GRAND TOUR

Heading in via the main entrance door you will find access to the first floor landing as well as the ground floor. Firstly you find the W.C with a two piece suite, with the sitting room located to the front of the house, a lovely room overlooking the green space to the front. The stunning kitchen/dining room is located to the rear with double doors opening onto the rear garden. The back of the house is south facing ensuring it is flooded with natural light, with the kitchen offering a range of cupboards and wood effect work surfaces, as well as breakfast bar, integrated dishwasher and electric oven with electric ceramic hob over. There is plenty of space for a fridge/freezer and the dining table. The separate utility room is found adjacent with further cupboards for storage and space for various white goods. The utility room offers access to the rear garden and internal access to the garage which has been partially converted and could easily become a dedicated office space if desired. Heading up to the first floor landing you will find a loft hatch access and storage cupboard. You will also find five bedrooms and a family bathroom. The main bedroom is found to the front benefiting from large built-in wardrobes and a well fitted en-suite shower room. The other bedrooms are all ample rooms with three doubles and one single with the family bathroom offering a bath with shower over.



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



### THE GREAT OUTDOORS

The stunning and beautifully landscaped rear gardens are south facing providing plenty of sunshine all day long. The garden has been well planned with various areas to sit and relax. There are several paved terrace areas as well as well-kept lawns and planted borders. There is also side gated access leading to the front.

### OUT & ABOUT

The property is located outside the market town of Wymondham, and within driving 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 0GD

What3Words : ///challenge.field.serve

### VIRTUAL TOUR

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

### AGENTS NOTES

Buyers are advised there are annual charges for the upkeep of communal green space, charged in the region of £200 PA.

**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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Floor 1

Ground Floor

**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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**  
1520.55 ft<sup>2</sup> / 141.26 m<sup>2</sup>  
**Reduced headroom**  
13.59 ft<sup>2</sup> / 1.26 m<sup>2</sup>