

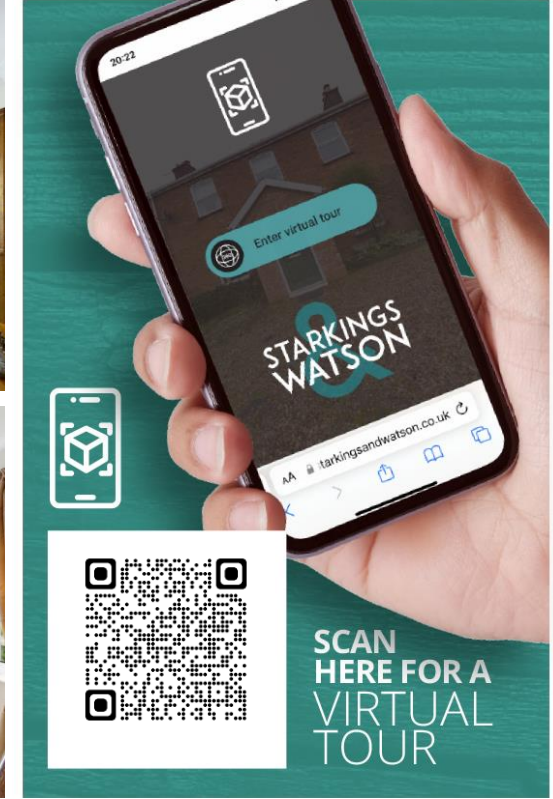
NORWICH ROAD

Wymondham NR18 0SJ

Freehold | Energy Efficiency Rating : E

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

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- Detached Bay Fronted Home
- Sought After Location
- Easy Walk Of Schools & Amenities
- 1350 Sq. fr of Accommodation (stms)
- Two Reception Rooms & Separate Kitchen
- Three Ample Bedrooms
- 200 ft Rear Garden (stms)
- Driveway Parking & Garage

#### IN SUMMARY

Located just off the SOUGHT AFTER NORWICH ROAD down a small 'no through road', you will find this HANDSOME DETACHED BAY FRONTED FAMILY HOME. To the front there is ample DRIVEWAY PARKING and a GARAGE, whilst to the rear a STUNNING and MATURE WEST FACING 200ft (stms) REAR GARDEN is tucked away. Internally the property extends to over 1350 Sq. ft (stms) and is presented in excellent order having been in the same family for a number of years. You will find features such as PARQUET FLOORING, bay windows and high ceilings. The accommodation on offers comprises an entrance hallway, front reception room, main sitting/dining room, W.C, separate kitchen, garden room, utility room, THREE AMPLE BEDROOMS and a re-fitted family bathroom. Whilst the property is presented in good order there is huge potential to improve and extend further if desired (stp). The property is within easy walking distance of local amenities including Waitrose as well as excellent local schools.

#### SETTING THE SCENE

The property is approached via a gated access onto a large shingled driveway providing ample off road parking. The driveway gives access to the garage with an up and over door, as well as side access on both sides of the house leading to the rear garden. Within the frontage you will also find mature trees and shrubs providing screening and privacy.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with original parquet flooring and stairs leading to the first floor landing. The first reception room is found to the right with a feature bay window. The main reception is currently laid out as a sitting and dining room, opening onto the garden. This bright room has dual aspect windows as well as feature fireplace. The kitchen can also be found to the rear of the house with a built-in storage cupboard, ample cupboard storage, space for a range style cooker and space for various white goods. The kitchen provides access to the garden room adjacent, a lovely room opening onto the garden with a cloakroom/utility room found off. Heading up to the first floor landing there are three ample bedrooms and the family bathroom. The bathroom located to the rear has been re-fitted and offers a large walk-in shower as well as a double ended bath. There is a wonderful double bedroom found to the rear overlooking the garden, as well as another double to the front with a bay window. Completing the accommodation is a single bedroom to the front.



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### THE GREAT OUTDOORS

The stunning rear garden measures in excess of 200ft (stms) and offers all the space a family could wish for. Initially you will find a large paved terrace from the rear of the house with ample space for a table and chairs. Low level brick walling leads onto the beautifully kept rear gardens and lawns, flanked by mature trees, shrubs and planting. The garden eventually leads to a mature fruit orchard with timber sheds and greenhouse and beyond this is a vegetable garden with various raised beds.

### 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 0SJ

What3Words : ///moderated.yarn.decoded

### 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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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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>

1358.54 ft<sup>2</sup>

126.21 m<sup>2</sup>

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126.21 m<sup>2</sup>

