

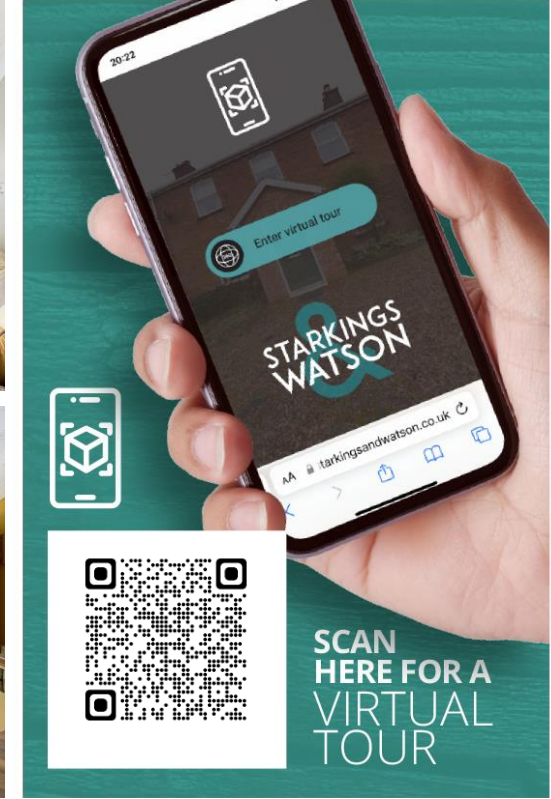
FRITILLARY DRIVE

Wymondham NR18 0XA

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- Modern Detached Family Home
- Walking Distance to Town Centre
- Car Port & Driveway with Converted Garage
- Open Plan Sitting Room & Conservatory
- Dual Aspect Kitchen/Dining Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Low Maintenance Garden with Leafy Outlook

IN SUMMARY

This MODERN DETACHED FAMILY HOME is situated within WALKING DISTANCE to the TOWN CENTRE, whilst boasting over 1300 Sq. ft (stms) of accommodation. Ample PARKING along with a CAR PORT and GARAGE can be found to the side, with LOW MAINTENANCE and FULLY LANDSCAPED GARDENS to rear, including a timber LOG CABIN which has been created into a BAR and ENTERTAINING SPACE. With a FREE FLOWING and OPEN PLAN LAYOUT, the accommodation starts with a HALL ENTRANCE and STORAGE, leading to the W.C., 19' sitting room with WOOD BURNER, open plan and VERSATILE 19' CONSERVATORY which is an ideal play room, entertaining space and study, along with a DUAL ASPECT 19' KITCHEN/DINING ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with BUILT-IN WARDROBES and a MODERNISED EN SUITE to the main bedroom, and a separate FAMILY BATHROOM.

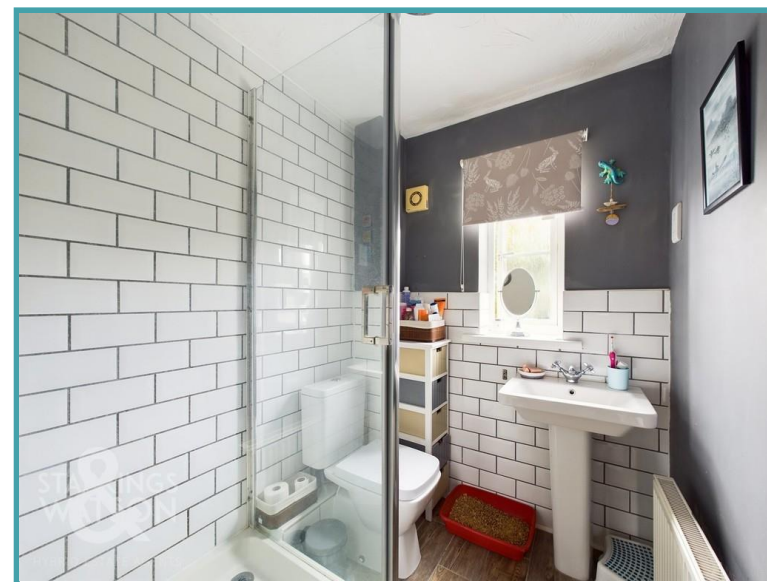
SETTING THE SCENE

Featuring an appealing facade adorned with charming brick detailing, this property is gracefully

positioned away from the road. It is enveloped by meticulously maintained front hedges and boasts a block-paved driveway that extends beneath a carport, ultimately leading to the detached garage.

THE GRAND TOUR

The traditional layout of this home begins with a generously proportioned and inviting entrance hall, graced with tiled flooring for easy maintenance. A staircase ascends to the first floor. Just opposite the entrance, you'll find a convenient downstairs W.C., featuring tiled splash-backs and a two-piece suite, along with ample storage space. The sitting room serves as the heart of the home, centred around a captivating cast iron wood burner. Wood-effect flooring adds a touch of warmth, and a substantial built-in storage cupboard resides beneath the staircase. Continuing the open-plan theme, the conservatory seamlessly extends the living space. It boasts tiled flooring and an abundance of uPVC double-glazed windows, filling the room with natural light. French doors harmoniously connect the interior with the exterior. A doorway leads to the kitchen/dining room, offering dual aspect views and an array of built-in storage. Integrated appliances include a gas hob and electric double oven, with additional space for white goods. Tiled flooring unifies the space, creating a perfect setting for a dining table. Ascending the stairs, wood-effect flooring continues into the landing. The first door leads to the family bathroom, featuring a three-piece suite, a shower over the bath, and tiled splash-backs. Adjacent to the bathroom, you'll discover the primary double



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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bedroom, adorned with wood-effect flooring and equipped with a range of built-in wardrobes. The en suite bathroom has been tastefully modernized, featuring contrasting tiled splash-backs and a three-piece suite, complete with a shower cubicle. The three additional bedrooms also boast wood-effect flooring, adding to the home's cohesive and timeless appeal.

THE GREAT OUTDOORS

Stepping into the outdoors, you'll discover a meticulously designed garden that marries low maintenance with exquisite landscaping. The garden features a continuous expanse of block paving, ensuring easy upkeep. Gated access at the rear leads to the front of the property, while a charming low-level picket fence encircles a tastefully shingled and well planted section of the garden. A practical timber shed provides ample storage space, with a convenient door connecting to the garage. Additionally, a delightful timber-built log cabin awaits, currently transformed into an outdoor entertainment oasis complete with a bar area and adjacent raised decking. Enclosed by sturdy timber panelled fencing, this garden serves as the ultimate sanctuary during the summer months.

OUT & ABOUT

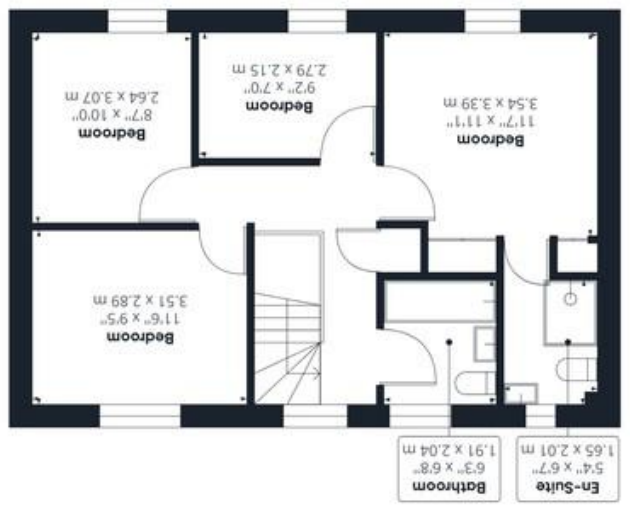
The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station 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

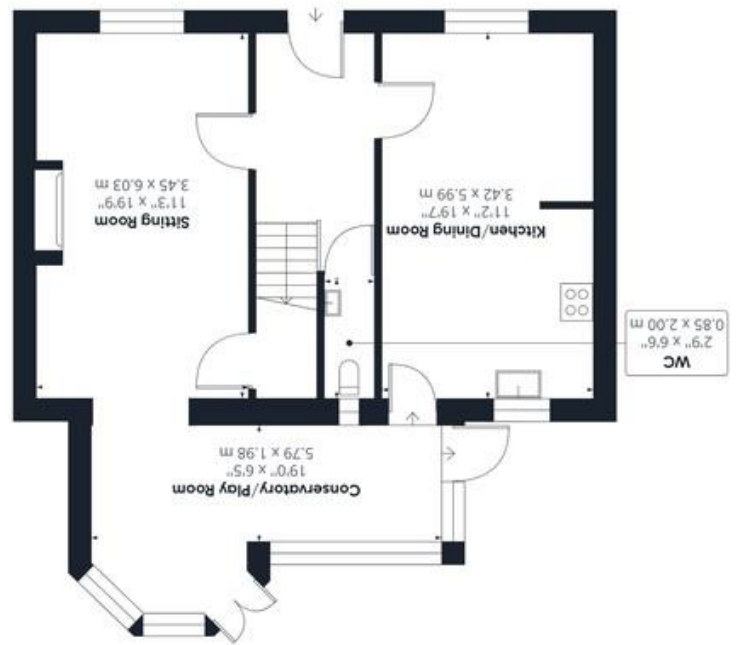
Postcode : NR18 0XA

What3Words : ///saturate.copper.throat

Floor 1 Building 1



Ground Floor Building 1



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 (1)
1302.04 ft²
120.96 m²