

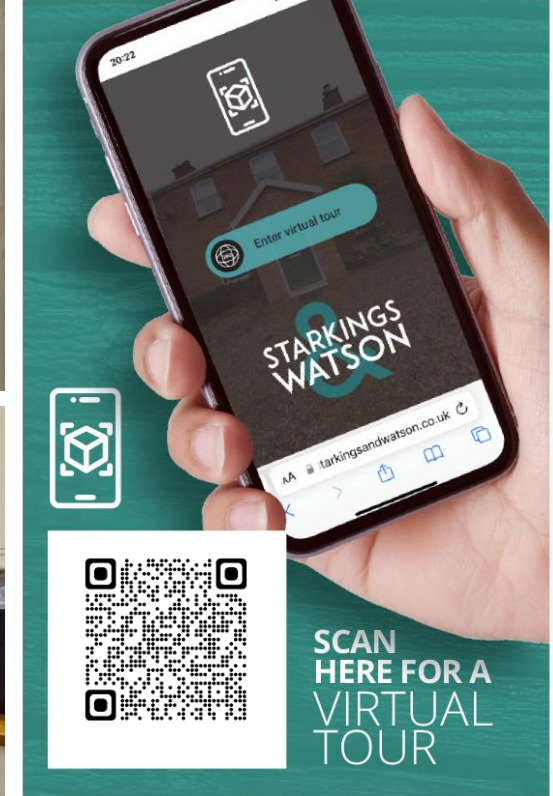
NORWICH ROAD

**Wymondham NR18 0SJ**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)





- Detached Family Home
- Scope to Extend (stp)
- 1/3 Acre Plot (stms)
- Set Back from the Road with Large Drive
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Three Bedrooms
- Private Non-Overlooked Gardens

### IN SUMMARY

Vendor has found! Set back from the road with a sizeable driveway and parking area, this 1940's home has been modernised over the years, whilst being in a central location with a 1/3 acre plot (stms). There is huge potential for extension and development (stp), capitalising on the non-overlooked gardens and the position which is within walking distance to the town centre. The porch and hall entrance lead to two reception rooms which includes the sitting room with a feature wood burner, whilst the kitchen offers ample storage and access to the adjacent utility room which extends to 29' with access to front and rear, along with a useful W.C. Upstairs, three bedrooms lead off the landing, along with the family bathroom which includes a separate shower cubicle. To the outside, the garage and outbuilding offers storage, whilst the rear garden is well stocked and includes a series of raised beds and planted borders.

### SETTING THE SCENE

With a hedged front boundary, a shingle driveway leads to a private frontage, with various planting and

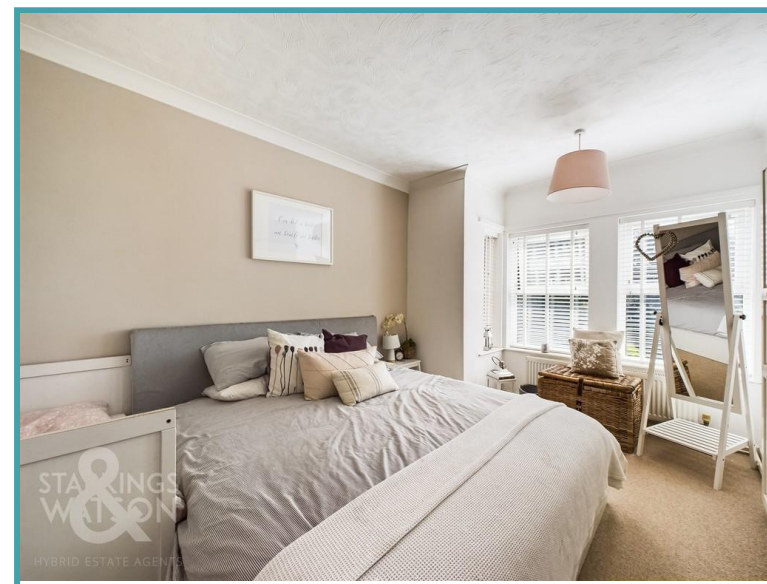
shrubbery. There is great turning space and access to the main property and garage.

### THE GRAND TOUR

Stepping inside, the porch entrance is the perfect meet and greet space, with useful storage space and a door into the entrance hall. Wood effect flooring runs under foot with the stairs leading up, and storage underneath. To your right you head into the sitting room, with a characterful feel including a picture rail, finished in neutral tones and with a bay window to front, the feature fireplace includes a decorative surround and cast iron wood burner. Next door is a separate dining room with wood effect flooring, further feature fireplace and sliding patio doors to the garden. The kitchen includes ample storage, with an inset electric ceramic hob and built-in electric double oven. A door takes you into the 29' utility room which includes further storage and space for white goods, with a door to front and rear, and a door to the W.C. Heading upstairs, the carpeted landing offers a window to side, with doors heading to the three bedrooms - one with the attractive bay frontage and also one with twin windows. The family bathroom offers a four piece suite, including a separate shower cubicle, heated towel rail and tiled splash backs.

### THE GREAT OUTDOORS

Heading outside a patio runs across the rear of the property, with ample space for a table and chairs. A brick built shed offers storage, whilst a door takes you to the garage. Heading up the garden, timber



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



sleepers enclose planted beds, with a central lawn, further planting, and a series of raised beds with space for vegetable plots.

#### 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 southwest 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 0SJ

What3Words : ///baseballs.mush.scariest

#### 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



**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

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

1220.02 ft<sup>2</sup>

113.34 m<sup>2</sup>

HYBRID ESTATE AGENTS

**STARKINGS WATSON**

