

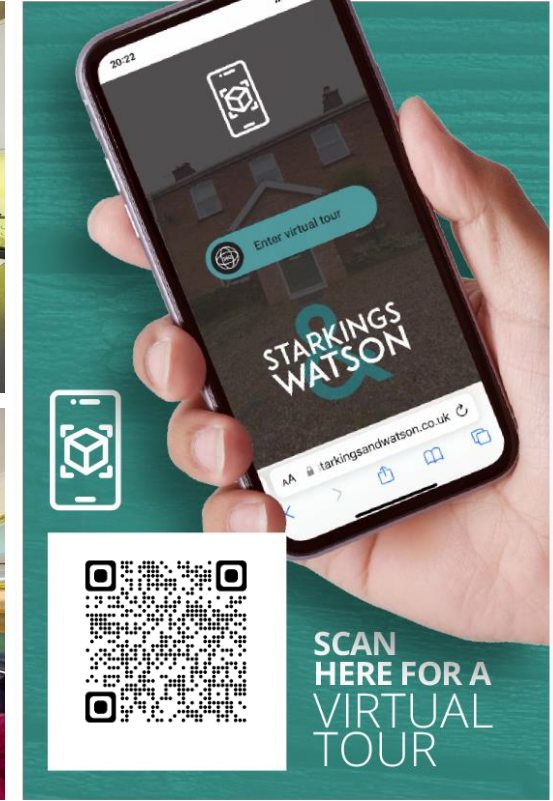
THE GREEN

# Deopham, Wymondham NR18 9DH

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

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



# STARKINGS & WATSON



- Detached Bungalow
- Generous Plot Of 0.3 Acres (stms)
- Peaceful Village Location
- 1450 SQ FT Of Accommodation (stms)
- Three Large Double Bedrooms
- Impressive Sitting Room & Kitchen/Dining Room
- Three Bathrooms With Two En-Suites
- Ample Driveway Parking & Double Garage

#### IN SUMMARY

This IMPRESSIVE DETACHED BUNGALOW offering almost 1500 SQ FT of INTERNAL ACCOMMODATION (stms) is also set within a PRIVATE plot of 0.3 ACRES (stms) and would ideally suit purchasers looking for a spacious property and plot on one level. With a range of updates carried out in recent years including installation of a LAN (local area network) to enable ease to work from home and additional plug points where necessary, this property offers a lot more than you might think. Internally you will find THREE GENEROUS BEDROOMS with a possible fourth or DINING ROOM depending on configuration. The two largest bedrooms feature EN-SUITE bathrooms and built in wardrobes/storage. The main sitting room measures an impressive 19'x19' with feature fireplace and sliding doors onto the garden. In addition you will find a KITCHEN/DINING ROOM and utility space and family bathroom. Externally the garden is private and expansive alongside DOUBLE GARAGE and PLENTY OF DRIVEWAY PARKING.

#### SETTING THE SCENE

Approached via a pair of secure gates onto the impressive large driveway providing ample parking for

multiple vehicles, this leads to the double garage to the side with up and over doors, power, light, and storage above. The garage has been built with double skin and foundations so could easily be converted if required to offer annexe accommodation (stp). There are secure gates to both sides of the bungalow leading to the rear garden as well as mature shrubs and hedging to the front. The main entrance door is found to the front.

#### THE GRAND TOUR

Entering via the main entrance door into the central hallway you will find a loft hatch access with doors leading to all further rooms. The first room to the left is a comfortable double bedroom to the front with two built in wardrobes, there is also an en-suite shower room. On the opposite side of the hallway there is a further bedroom OR reception depending on configuration. Following the hallway to the left you will find the kitchen/dining room which offers a modern range of units with rolled edge worktops over. There are various free standing appliances including space for double range style oven which will remain, and space for dishwasher and fridge/freezer. There is also a water softener. The dining end offers space for the table and doors out onto the rear garden as well as two fitted cupboards one of which houses space and plumbing for a washing machine and tumble dryer. Back to the hallway you will find a fully tiled bathroom with bath and shower over and a bedroom adjacent currently used as an office. The main bedroom can be found at the end of the hallway to the front with fitted wall mounted cupboards. There is also another useful en-suite. The sitting room is the final room found to the rear with double doors out onto the garden. The impressive sitting room also offers a feature fireplace with electric fire.



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



### THE GREAT OUTDOORS

The private and enclosed rear garden is an impressive size and mainly laid to lawn. There is plenty of space for all the family to enjoy and plenty of space to entertain. You will find a small paved patio leading from the rear porch as well as mature trees and shrubs, a brick outbuilding, the screened oil tank and the septic tank also within the rear garden.

### OUT & ABOUT

The property is located in the rural village of Deopham, on the fringes of 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 southwest of Norwich, fantastic access leads to the A11. Just over 10 minutes away, Wymondham Town centre offers 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 9DH

What3Words : ///warblers.dented.tarred

### VIRTUAL TOUR

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

### AGENTS NOTES

Buyers are advised the property benefits from an up to date septic tank providing private drainage.

**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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1497.58 ft<sup>2</sup>  
139.13 m<sup>2</sup>

